



25 Kings Way



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Lyme Regis, Dorset, DT7 3DU

Town Centre, Sea Front and Cobb 0.5 Miles

A charming semi-detached house located close to the beach with sea and town views

- Attractive Semi-Detached Home
- Far-Reaching Views
- 3 Bedrooms
- South Facing Garden
- Carport for 3 Cars
- Close to Town, Beach and Cobb

Guide price £270,000

THE PROPERTY

25 Kings Way is a charming semi-detached family house located in an enviable position just a short walk from Lyme Regis town centre, seafront and historic Cobb and benefitting also from superb sea and town views. Since moving from London, the current owners have completed a comprehensive programme of sympathetic improvements, creating an attractive, comfortable and practical house which is presented in good order throughout. A spacious, well proportioned house with a south-facing garden and sea views this is a perfectly rounded property offering a wonderful lifestyle close to the sea.

Internally the accommodation is arranged in a simple, classical layout with a stylish living room and a sociable kitchen/dining room. A large utility/boot/laundry room and a cloakroom lie on the ground floor. Upstairs there are three bedrooms, each with exposed, whitewashed floorboards, and the family bathroom. There is scope for extension of the first floor to the side, subject to any necessary consents, giving the opportunity to create additional bedroom space on top of the utility room.



OUTSIDE

The property benefits from a generous plot with a lawned garden to the front and an established palm tree to the side, framing the frontage of the house which has been attractively painted in coastal shades, furthering the sense of proximity to the sea. To the rear is a lovely area of garden with sun deck, patio and lawn. At the back of the garden is a shed and gate leading to a carport with ample space for 3 cars. Owing to the south-facing aspect, the rear garden is somewhat of a sun trap and, with glorious views stretching across the town and sea, provides an appealing setting for spending time outside.

AGENTS' NOTE

The purchaser must be intending to use the property as their principal residence, subject to a formal application to Magna Housing Association (small fee applies). This is a requirement of Section 157 of the Housing Act 1985.

SITUATION

The property is set within walking distance of the centre of Lyme Regis with its iconic Cobb wall and fishing heritage. Lyme is part of the stunning Jurassic Coast with a thriving town centre offering convenience and bespoke shopping of a surprising variety, as well as a number of renowned popular restaurants and hotels and schools for children of all ages. There is also a local convenience shop close to the property. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and water sport opportunities. The house is a convenient 6 miles away from the mainline station at Axminster with services to London Waterloo and excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating.

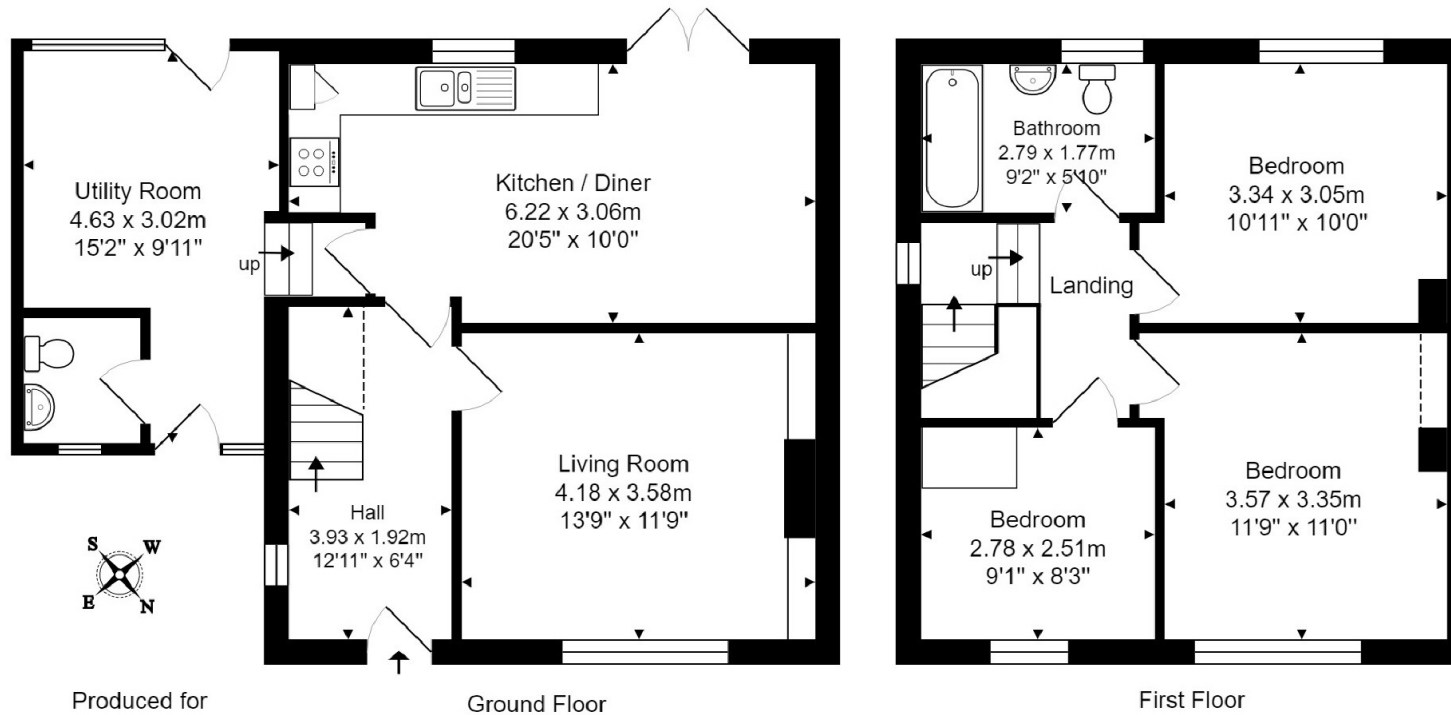
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport follow the A35 towards Lyme Regis and at the Charmouth roundabout take the second exit to continue towards Lyme Regis. Proceed into the town and after passing the Charmouth Road Car Park, take the next right into Anning Road. Take the first right into Kings Way and the property can be found on the left after approximately 100m.





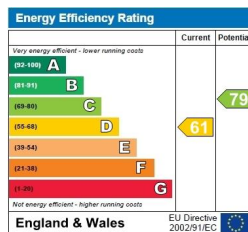
Produced for



by The EPC Operation

Total Area: 99.1 m² ... 1067 ft²

Not to scale. Measurements are approximate
and for guidance only.



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