



1 Summerhill House





# 1 Summerhill House

Charmouth Road, Lyme Regis, DT7 3DW

A stunning three bed ground floor apartment with private parking and communal gardens.

- Three bedrooms
- Private parking
- Communal gardens
- Service charge £180 per month
- Holiday lets not permitted.
- Immaculate presentation
- Ground floor with stairs down to front door
- Leasehold 999 year lease
- Gas fired central heating, mains water and elec
- CTB D EPC C Leasehold

## Guide Price £350,000

Nestled on the charming Charmouth Road with a five minute walk to sea front access, in the picturesque town of Lyme Regis, this delightful apartment offers a perfect blend of comfort and coastal living. Spanning an impressive 979 square feet, this modern property is presented in immaculate condition, making it an ideal choice for those seeking a low-maintenance main or second home.

The apartment boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With three well-appointed bedrooms, there is plenty of room for family or guests, ensuring everyone has their own private sanctuary. The property also features two bathrooms, adding convenience to daily living.

One of the standout features of this residence is its private front door and entrance, offering a sense of exclusivity. Additionally, the apartment benefits from private parking for one vehicle, with additional visitor spaces, a valuable asset in this coastal location. The communal gardens provide a lovely outdoor space to enjoy the fresh sea air and the beauty of the surrounding area.

Living in Lyme Regis means you are just a stone's throw away from stunning coastal views and the vibrant local community. This apartment is not just a home; it is a lifestyle choice, perfect for those who appreciate the charm of seaside living. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Don't miss the opportunity to make this exceptional apartment your own.

999 year lease, commencing January 1990, 964 years remaining.

Service charge: £180.00 pa

Ground rent: N/A

Broadband - Standard up to 01Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside. (Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

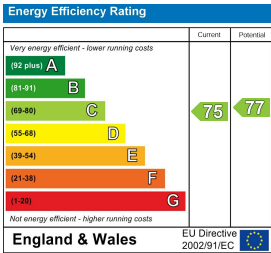








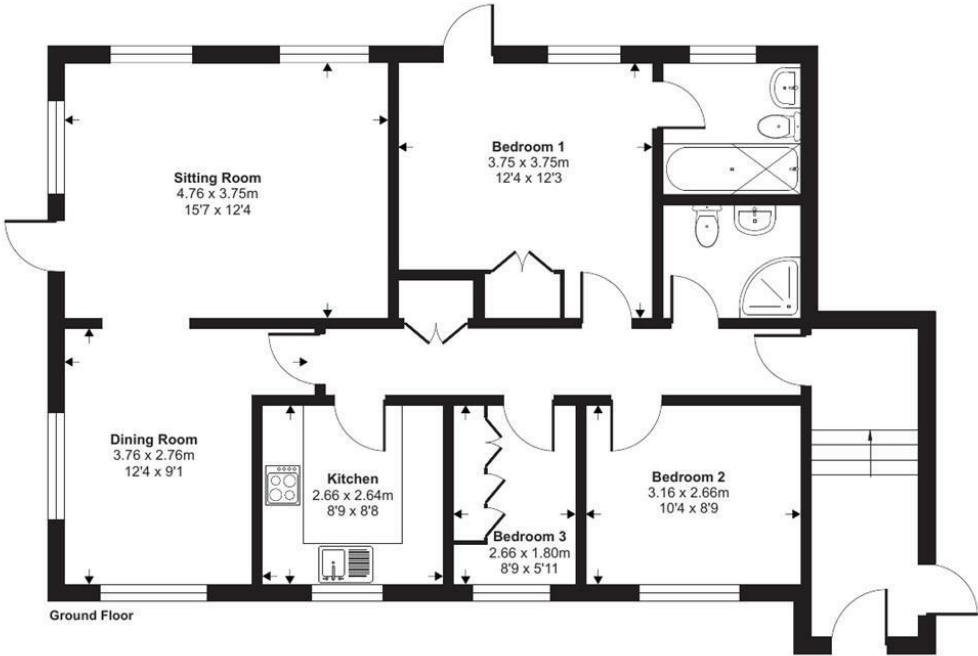
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Approximate Area = 979 sq ft / 90.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1278021



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