



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).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



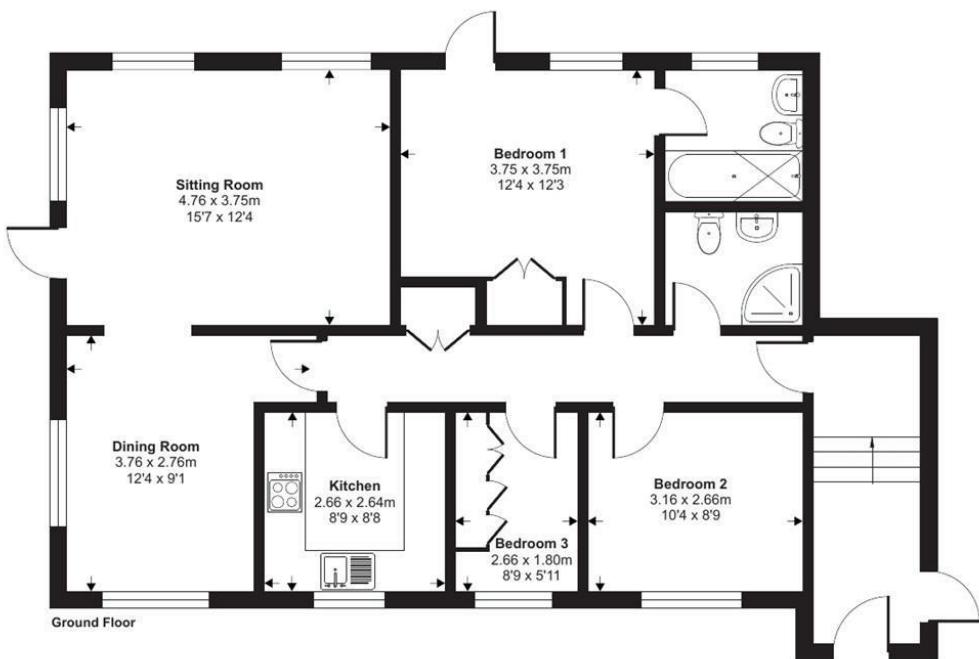
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-80) C	75
(55-68) D	77
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk  
01308 428000

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). ©nchecom 2025.  
Produced for Stags. REF: 1278021



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London