



Chatham & Mitford,







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Lyme Regis, Dorset, DT7 3QF

Town centre location

Forming part of a historically significant building (grade II listed), offering spacious and elegant accommodation and superb sea views.

- Part of a historic grade II listed building
- Stunning sea views
- Restored period building
- Large sun terrace with sea views
- No forward chain.
- Six bedrooms
- Very central but private location
- Elegant accommodation
- Private, gated parking
- Leasehold

Guide Price £1,075,000

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Situation

Although located in the heart of the town centre, The Chatham and The Mitford offer quiet and segregated accommodation. Positioned just off of Broad Street, with the seafront only minutes away. Lyme Regis is a hugely popular and historic town forming part of the World Heritage Jurassic Coast and a conservation area. It is famous for its iconic Cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenient and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sport facilities and within an area designated as an Area of Outstanding Natural Beauty (AONB). The market town of Axminster is within 4 miles with train services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

Description

Forming part of the former historic landmark property, The Great House, which was built in the late 16th and early 17th century. It became a chemists in the late 1800s with accommodation above. During the latter half of the 20th century the accommodation became ancillary rooms for Boots and was restored and converted back to residential in the early 21st century with a fascinating history of former lodgers including William Pitt first Earl of Chatham the great Prime minister of George III as well as essayist and dramatist Mary Mitford. The property has been beautifully refurbished throughout, retaining the period features whilst sympathetically modernising the space to create an elegant and comfortable property which is currently arranged as two apartments but can easily be re-incorporated into one dwelling if preferred.

Accommodation

The Mitford occupies the ground and part of the first floor and briefly comprises kitchen, with doors to the courtyard garden, sitting room, WC, bathroom and two double bedrooms. The Chatham occupies part of the first floor with two spacious double bedrooms with a Jack and Jill shower room. Ascending to the second floor are the remaining two double bedrooms, each with an ensuite shower or bathroom. The stunning light and spacious open-plan living area and fully fitted kitchen lead out to the terrace which enjoys superb views out to sea. Worthy of note are the beautiful sash windows throughout, many of which enjoy fantastic sea views or roof top views over Lyme Regis. The gated courtyard garden offers parking for several cars and space to sit out and dine. The parking is private to the property however you will need to gain a permit from NCP Lyme Regis Pitthouse parking as you will be passing through the public car park.





Services

Gas fired central heating, mains drainage and water. Boiler in flat 3 was replaced approximately 7 years ago. Boiler in flat 4 was replaced approximately 4 years ago. There is warm water underfloor heating throughout.

Broadband - Standard up to 17Mbps and Superfast up to 78Mbps.

Mobile phone service providers available are EE, O2 and Vodafone for voice and data services inside and outside, and Three for voice and data services 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).

The property is built of blue lias stone under a slate roof with oak beams. The current owner has carried out renovations of the property during their ownership, with listing building consent and building regulation approval.

Directions

Heading along Broad Street in a Southerly direction take the turning on your left between Boots and Tesco into the NCP car park, you will find the gates to The Chatham on your right hand side. YOU MUST pay for NCP parking or you risk getting a ticket!

Viewings

The property is currently used for holiday lettings, so will be subject to viewings on changeover days only. Please contact the office to arrange a viewing.

Lease details and useful information

Lease start date 24/6/2001. Original lease length 150 years.

Ground rent £50 per annum.

No service charge

Copy of lease is held on file and we can share a copy when requested.

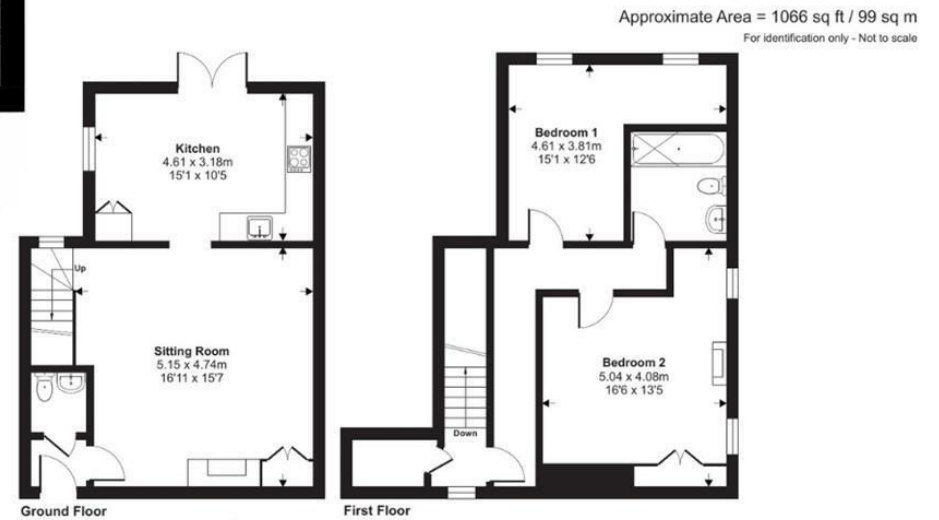
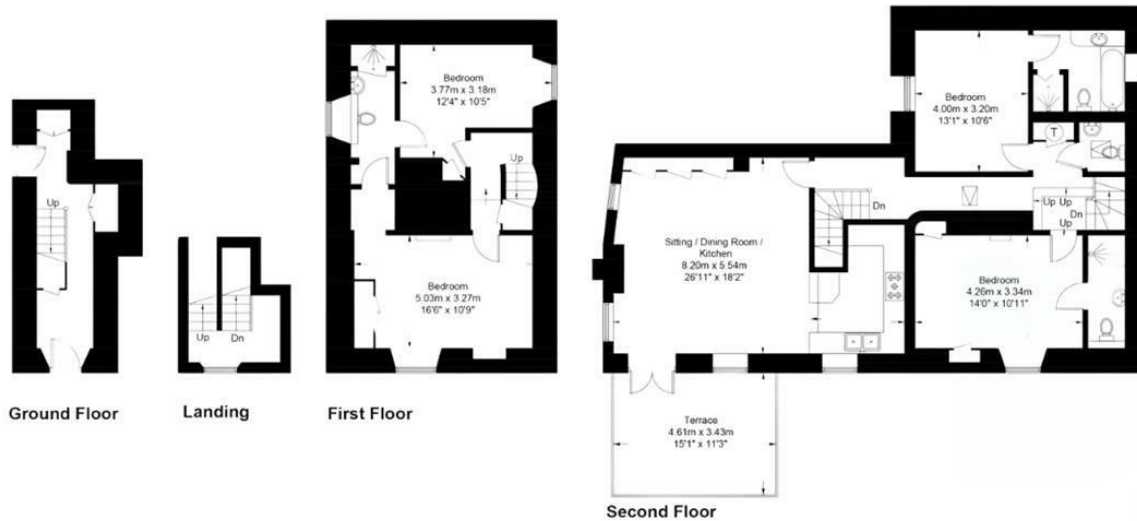
The Mitford (Flat 3) is used as the current owner's accommodation and is council tax band B

The Chatham (Flat 4) is a holiday let and therefore subject to business rates (Rateable value £2100) but can easily be converted back to a residential dwelling and banded for council tax purposes.

The property has not suffered from flooding.

The Chatham & Mitford

Approximate Gross Internal Area = 1778 sq ft / 165.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nòchecom 2025. Produced for Stags. REF: 1214949



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