



Flat 3, The Bay Apartments



**STAGS**



# Flat 3, The Bay Apartments Marine Parade

Lyme Regis, Dorset, DT7 3JQ

Adjoining Beach. Close to Harbour, Cobb and Town Centre.

Enjoying a spectacular beachside location with stunning views along the Jurassic Coast, in the highly sought after coastal resort of Lyme Regis

- Wonderful seafront location
- 1st Floor apartment
- Open plan living/dining room/kitchen
- Optional successful holiday letting business
- Rarely available
- Breathtaking panoramic sea views
- 2 Double bedrooms
- Very well appointed
- Close to harbour, Cobb and town
- 999 Year lease from 2014 . Currently 100% Business Rate Relief . CTB TBA.

Guide Price £450,000

## THE PROPERTY

3 The Bay Apartments enjoys one of the best beachside locations and sea views, both in Lyme Regis and West Dorset. The Bay comprises eight luxury apartments which were converted and refurbished to a very high standard some fifteen years ago.

The attractive apartment is located on the first floor, taking full advantage of the wonderful aspect with 180 degree views – overlooking the beach, the iconic harbour/Cobb and along the Jurassic Coast to Golden Cap and Portland.

Well appointed throughout with modern quality contemporary fittings. Features include gas-fired central heating, timber sealed unit windows, well equipped kitchen with granite work surfaces, electric oven, electric halogen hob, integrated fridge and integrated dishwasher, shower room with mains shower, oak flooring virtually throughout (tiling to shower room), LED lighting and oak veneer internal doors.

The apartment benefits from excellent acoustic insulation/noise reduction measures plus concrete floors, sprinkler system and fire alarm.

The apartment extends to – Communal entrance, reception hall, 'L' shaped living/dining/kitchen with feature bay window, two double bedrooms, shower room.





## OUTSIDE

There are a number of Council car parks very nearby with permits available. The nearest main large car park is to the west at Monmouth Beach.

## HOLIDAY LETTING HISTORY/BUSINESS

The apartment is successfully offered for holiday lettings and the letting agency is Lyme Bay Holidays.

Available with the benefit of forward bookings and contents available by separate negotiation. Alternatively, with vacant possession. Trading information available on request.

## SITUATION

Occupying a wonderful beachside/coastal position right on the seafront and within the town centre. Martine Parade is a delightful long esplanade, some two miles long, stretching from East Beach to the harbour, Cobb and Monmouth Beach. The beautiful Langmoor Gardens are also just behind.

Lyme Regis is a historic coastal town, well known for its iconic Cobb, harbour and lovely bathing beaches. The town is located on the stunning Jurassic Coast World Heritage Site and within an Area of Outstanding Natural Beauty (AONB). The town has a thriving community with excellent shopping, business, leisure and cultural experiences to suit all tastes. Nearby Axminster has a mainline rail service to London/The West Country and the historic market town of Bridport is also easily accessible.

Please note Marine Parade is very busy during the 6 weeks school summer holidays but is quieter for most of the year.

## TENURE

999 Year lease commencing 2014.

Service Charge: £1647 per annum.

Ground Rent: £200 per annum.

A service charge is payable, as a contribution towards maintenance and insurance to the building. The lease allows for holiday lettings but no pets.

## SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, 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).

## RESIDENTIAL LETTINGS

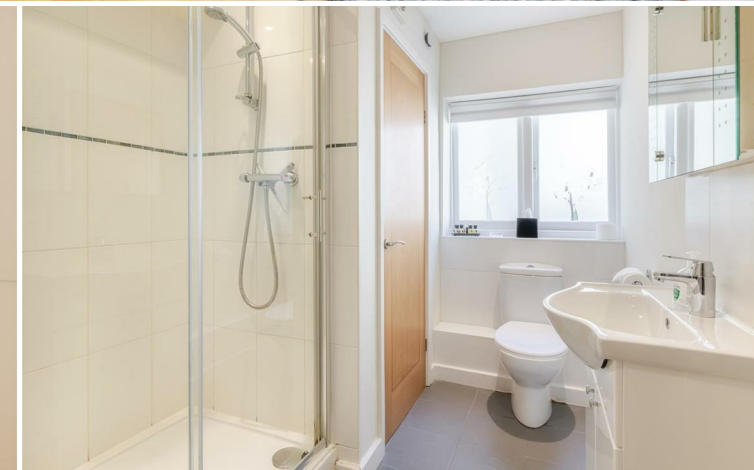
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWINGS

Strictly by appointment (subject to holiday bookings) with Stags Bridport.

## DIRECTIONS

On foot only . From the bottom of Cobb Road turn left onto Marine Parade and The Bay is located after about one-fifth mile on the left.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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