



HARBOUR
HOUSE



Flat 1 Cobb Lodge

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Cobb Road, Lyme Regis, DT7 3JT

Lyme Regis beach: 130 yards Colyton: 7.1 miles Axminster station: 8.6 miles

Ground floor apartment filled with natural light, occupying an enviable position, only a stone's throw from the Cobb and beach.

- Ground floor apartment
- Two bedrooms
- Courtyard and store
- No onward chain
- EPC exempt
- Grade II listed
- Garage parking
- Close to beach
- Leasehold - Share of freehold
- Council Tax Band B

Guide Price £425,000

SITUATION

Located just moments away from the water's edge and harbour in this popular coastal town. Lyme Regis, a renowned historic coastal town on the picturesque Jurassic Coast, is celebrated for its iconic Cobb. This charming town offers excellent shopping, business, and leisure amenities, along with both primary and secondary schools.

The surrounding area is designated as a National Landscape (formerly AONB), providing easy access to the countryside and the South West Coast Path. Additionally, the nearby market town of Axminster offers convenient mainline rail services to London Waterloo.



DESCRIPTION

This property boasts a superb location just moments from the coast. At its heart is a bright and spacious open-plan kitchen, lounge, and dining area, complete with elegant sash windows and a well-appointed fitted kitchen. Steps from the living space lead directly out to a private courtyard garden — the perfect spot to unwind and enjoy the sea air.

There are two bedrooms, each featuring high ceilings, built-in wardrobes, and classic sash windows. A stylish and modern family bathroom, complete with a separate bath and shower, serves the home.

OUTSIDE

The property enjoys a wonderful position, just a short stroll from scenic walks along the Cobb and beach, while also offering the advantage of its own private outdoor space in the form of a charming courtyard garden.

Outside, a handy outdoor store provides ideal space for garden furniture or hobby equipment. From the courtyard, there's direct access to the attached garage, which is equipped with power and features an up-and-over door—perfect for secure parking or additional storage.

SERVICES

All mains services connected. Gas-fired central heating.

Standard, superfast and ultrafast broadband available. Mobile signal likely with Three, EE, O2 and Vodafone (Ofcom).

DIRECTIONS

What3words: ///juicy.swordfish.cults



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.

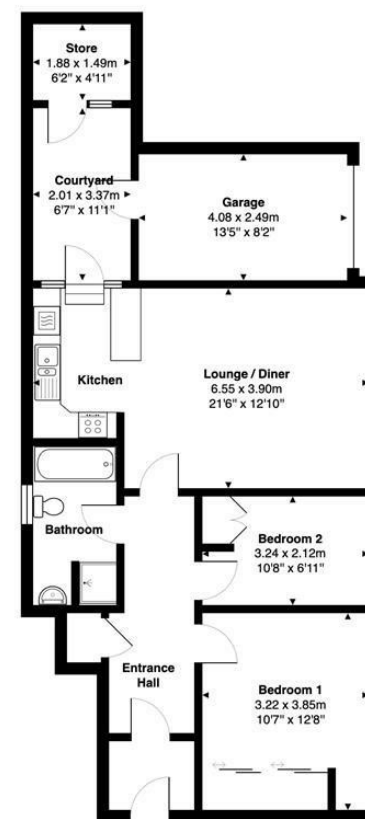


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Ground Floor

Total Area: 82.4 m² ... 887 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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