



Detached 3 bed bungalow, overlooking Charmouth Beach

9 Hammonds Mead, Charmouth, Dorset DT6 6QX £795,000 Freehold

EPC D

FORTNAM
SMITH & BANWELL

in brief...

Detached south facing bungalow, stunning beach views

Large sitting room, with beach views

3 double bedrooms

Cloakroom & utility

Garage and workshop, parking for 2 cars

Kitchen - breakfastroom

Conservatory /Dining Area

Family bathroom,

South and east facing decking and garden

Easy, flat walk to the village and beach

*Delightful 3 bed
home by the beach!*



in more detail...

Much loved family second home, in the beachside Hammonds Mead development. This detached bungalow is in need a gentle refurbishment, but in a prime position overlooking the beach and Jurassic coast line.

From the driveway the entrance takes you into the hallway accessing the bedrooms to the front of the property, with reception rooms and kitchen/diner and conservatory to the rear, all of which have stunning sea views over the East beach and Stonebarrow Hill.

The kitchen has a range of floor and wall units and laminate worktops. Space for dishwasher. Fitted electric oven and gas hob, with extractor above. (Oven not working currently) South facing window with sea views. Space for table and chairs. Door to the garage, (currently being used as a utility room and storage area) which could be converted into a larger kitchen, or additional bedroom/reception room. It has a door to the rear and up and over to the front driveway.

The light and airy sitting room is double aspect, with french doors opening into a good sized conservatory with outstanding views east across the beach to Golden cap and Portland Bill. There is a gas fire with a polished wood fireplace surround.

The conservatory opens out onto a spacious decking that wraps around it in an L shape. The pretty garden area is laid to grass and shrubs with a pathway leading back to the garage, offering full wheelchair access.

To the front of the property are the three bedrooms. Two good sized doubles (one with accessible en-suite shower room) and a smaller one (which could accommodate bunkbeds). The family bathroom has bath, wc, wash hand basin and separate shower. There is an airing cupboard /storage, Access to the loft is just outside the bathroom and is insulated, part boarded and has a ladder.

There is access around the property, with side gates and a small manicured front garden.



Directions: From the traffic lights in the village turn down Lower Sea Lane towards the beach. Hammonds Mead is the last turning on the right after the school. Then first left onto the loop road and no 9 is the fourth on the left.

The West Dorset coast is part of the UNESCO World Heritage Site, with spectacular scenery and a favourite for fossil hunters from beginners to professionals. Charmouth village centre with its pubs and restaurants is just a 3 minute walk.

Charmouth is a thriving seaside village with a good range of amenities, chemist, Nisa store, Bakers, hairdressers etc, Great range of clubs and activities for all ages. There is a primary school, very close to the beach and a good choice of excellent secondary schools. Train service to London and Exeter run from nearby Axminster and there is a good hourly bus service through the village between Dorchester & Exeter.

All main services. DCC E EPC D DFH 1046

the location...



Approximate total area⁽¹⁾
1180.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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