



2 bed first floor flat with parking, near the beach.

16 Hammonds Mead, Charmouth, Dorset DT6 6QX £225,000 Leasehold

EPC C

FORTNAM
SMITH & BANWELL

in brief...

Purpose built first floor flat with private GF entrance

Five minute stroll to Beach

Double glazing

Private cul de sac set back from the road

Cannot be holiday let

No forward chain

Allocated Parking Space & Guest Parking

Level walk to village & shops

Electric heating

Newly fitted bathroom

Two bedrooms

*Ideal second home,
minutes from the
beach!*



in more detail...

A modern 2 bedroom first floor flat, situated close to Charmouth beach and level walking to village centre and shops. Currently used as a 2nd home by the owner.

Entering on the ground floor, stairs rise to hallway.

Newly fitted bathroom, walk in shower with electric shower, wc and hand basin. Storage cupboard just outside in hallway.

Kitchen/Breakfast room with a range of low and high level units. Laminate worktops, stainless steel sink. Freestanding electric cooker. Under counter fridge and freezer. Washing machine.

A large and bright spacious living room with sea glimpses and electric fire place as a feature.

Two bedrooms to the front of the property, one of which is a spacious double and the other a smaller double room.

Electric heating throughout. Gas is available at the property, but currently not used and capped off.

Outside to the front is a small storage area and a private parking space allocated to the property.

Leasehold. Ground rent £30 and Maintenance £650 per annum. Mains water/drainage.

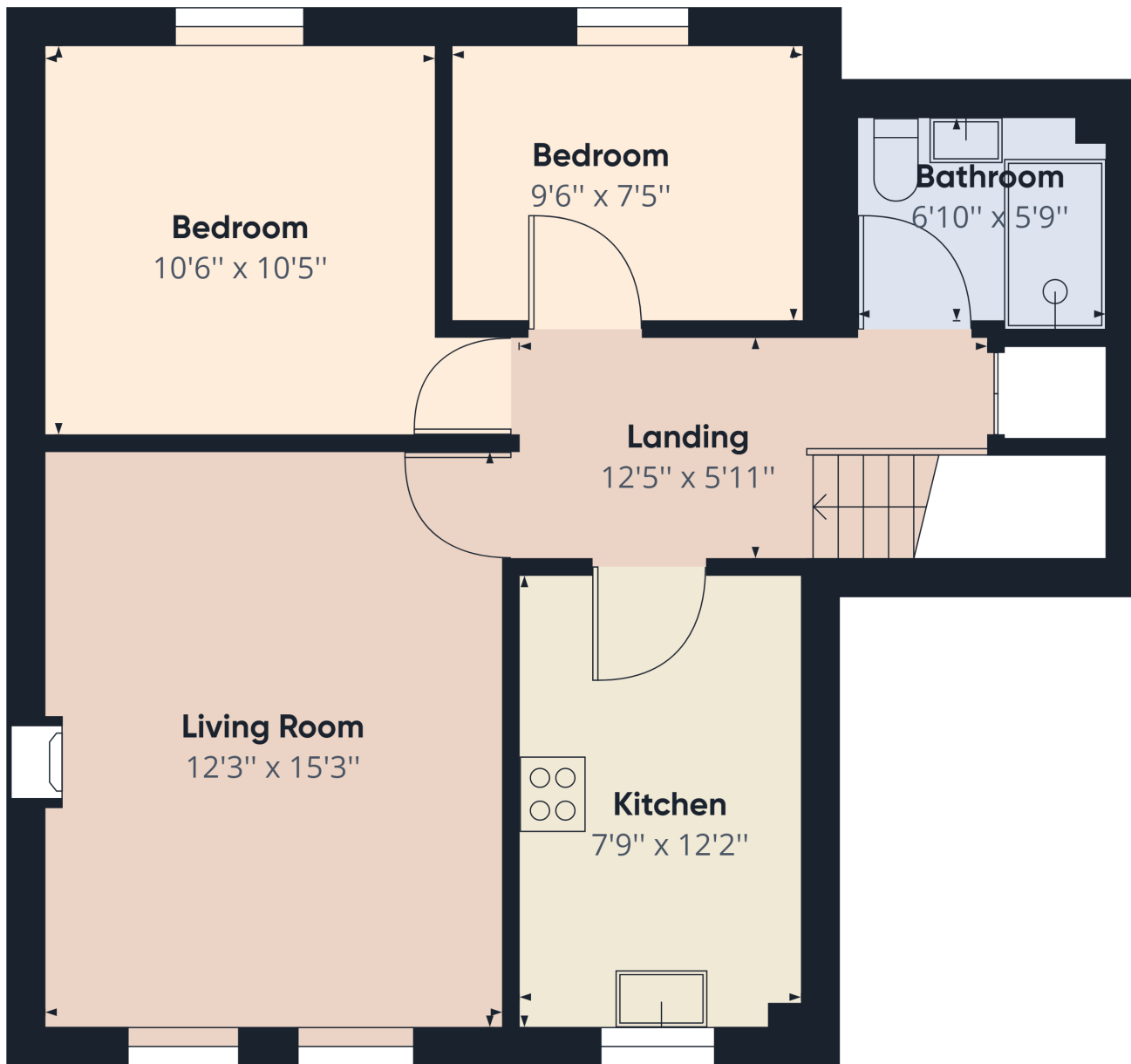


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Within a quiet cul de sac close to the beach, Hammonds Mead is a level short walk to both the lovely Jurassic beach and local shops. Amenities include food stores, chemist, newsagents, two pubs and a doctors surgery. There are regular bus services to nearby Lyme Regis, Bridport & Axminster. Charmouth offers a welcoming community with a local primary school and many local activities for all ages. See www.charmouth.org for more village details.

Directions; From the centre of the village and our office turn left into Lower Sea Lane towards the beach. Take the last turning right after the Primary School into Hammonds Mead. Continue to mini roundabout and enter the parking area on the left. The property is in the 2nd property to the left when leaving the carpark.

the location...



Floor 1

Approximate total area⁽¹⁾
580.39 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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