



FORTNAM
SMITH & BANWELL

Three Bed First floor flat & garage. £330,000 Leasehold. EPC C. DC C
6 Little Tea Gardens, Lower Sea Lane, Charmouth, Dorset DT6 6LR

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in brief...

First floor purpose built modern Apartment
Modern Fitted Kitchen with integrated appliances
Modern fitted shower Room
Gas CH & double glazing
Short level walk to both beach & village shops

Modern decor in excellent order throughout & option to purchase furnished.
2 Double, 1 single bedrooms
Attractive communal gardens
Garage with power
Long 960 yr Leasehold

*Beautifully
presented property
with no onward
chain*



in more detail...

A purpose built modern first floor apartment, just a very short 5 minute level stroll to the beach. With three bedrooms the entire property is in immaculate order throughout. Suitable as a permanent home or second home or as a prime rental investment opportunity with option to purchase furnished. This spacious apartment has been carefully improved to include new kitchen, replacement boiler, double glazing, bathroom, flooring and decoration. The end result is a superb neutrally decorated contemporary home.

Large L-shaped, light filled double aspect lounge/diner. Fitted ivory kitchen with integrated fridge, freezer, slimline dishwasher, washing machine, double oven and induction hob. Tiled shower room, two double bedrooms and a single bedroom. (Currently utilised as a study) Single garage in a block below with light and power. Ground floor externally accessed store cupboard. Private outside flights of steps up to private entrance porch. Communal attractive gardens with views towards Stonebarrow Cliff.

No onward chain. All mains services. Maintenance & Ground Rent £790 p.a. which includes building insurance per year. Long 960 year Lease. Please note: No pets or commercial holiday letting, but may be used, if required, as private second home or let on 6 month shorthold tenancy EPC Rating C. DDC C. Ref DFH1674

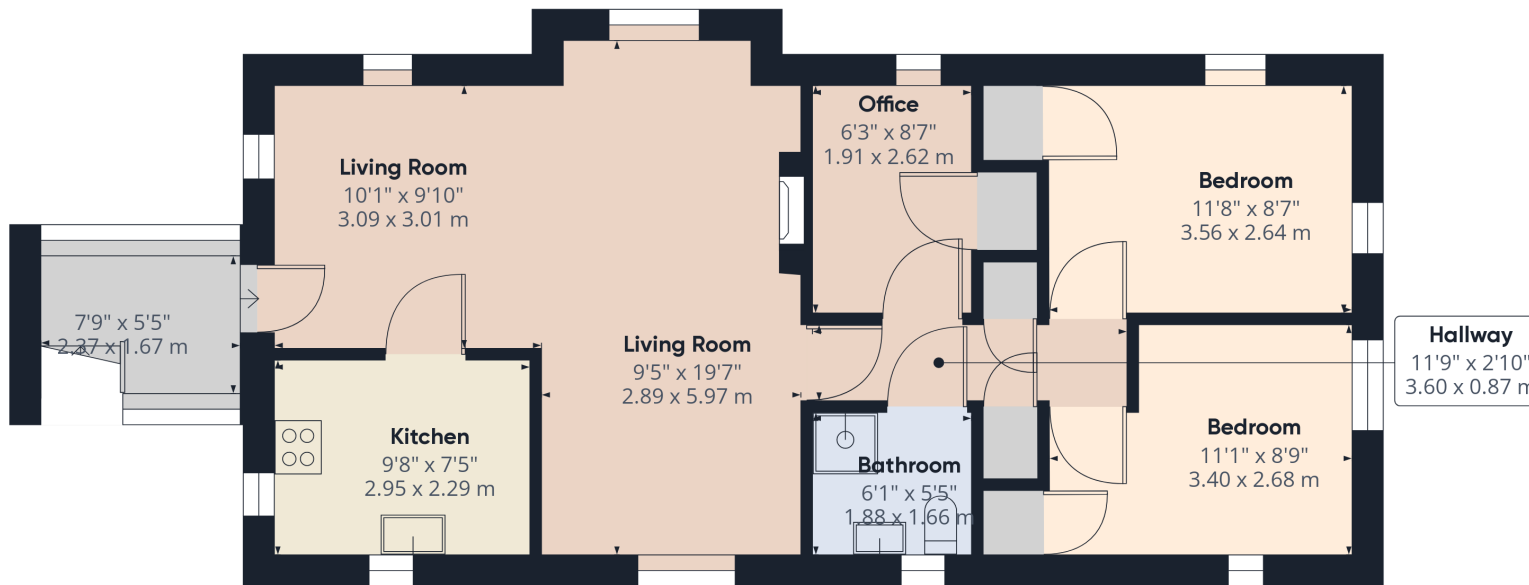
Charmouth offers a friendly welcoming village community with a good range of



amenities, activities and village shops. These include chemist, foodstore, newsagent, two pubs, church to name just a few. Golf Club nearby in Lyme Regis. Good bus services. Mainline train Exeter to London Waterloo at Axminster. See www.charmouth.org for more details. Within short driving distance to nearby Lyme Regis, Bridport and Axminster.

Directions: From the centre of the village and our office by the pedestrian crossing, proceed from The Street across into Lower Sea Lane. Opposite the little Primary School near the end of the road is the redbrick buildings The Little Tea Gardens on the left. Private car parking area through central drive entrance.

the location...



Approximate total area^m

749.61 ft²
69.64 m²

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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