



3/4 bedroom detached bungalow, sea views £825,000 Freehold EPC DC

Stanton, Hammonds Mead, Charmouth, Dorset DT6 6QX

FORTNAM
SMITH & BANWELL

in brief...

Sea views
Three double bedrooms
Easy, flat walk to the village and beach
Family bathroom
Kitchen-breakfast room and utility

Private parking & double garage
No forward chain
Single bedroom/Study
Two of the double bedrooms with en-suite
South and east facing garden, low maintenance to lawns & borders

*Quiet, level location
with sea views!*



in more detail...

Stanton is a deceptively spacious 3 bed chalet bungalow, situated very close to the beach, with stunning panoramic views. A pink stucco finish under a tiled roof with double garage and parking, gives a welcoming aspect to this seaside home.

The bungalow benefits from gas central heating, double glazing and all main services. Carpeted in all the main areas with tiles to the kitchen and bathrooms. All curtains and blinds will remain.

The main entrance under a pretty pergola, leads into a generous hallway opening into the dining room, kitchen, family bathroom, two double bedrooms and single bedroom/study.

The dining area opens up to a good sized, double aspect sitting room with great coastal views. There is a marble effect fireplace with Realflame gas fire, large picture window and sliding doors out to a raised patio, ideal for entertaining. The kitchen has fairly new, little used beech cabinets with laminate worktops and stainless steel sink and taps. There is a single electric oven, gas hob and integrated extractor, fridge and dishwasher. The utility has access to the side garden with integrated washing machine and freezer and a second sink and the boiler.

The family bathroom is tiled with a white suite. the single bedroom / study has a spiral staircase giving access to the master bedroom and en-suite shower room. This room has eaves and a large dormer picture window, with fitted wardrobes and chest of drawers either side.

There is a large double garage with window and door to the rear, with a pair of up and over doors to the front with a paved drive offering parking for several cars. The house has a high pitch



roof, ideal for additional storage or further development.

The private garden wraps around the bungalow, with steps up to the raised patio to take full advantage of the views, and laid to grass and herbaceous borders, ideal for low maintenance.

Charmouth offers a good range of village shops and services including newsagent, foodstores, chemist, cafes and two pubs plus an historic Church. The lovely Jurassic coastline, beach and paths are 5 mins from the village centre. See www.charmouth.org for additional village information. There are a wide range of clubs and activities in this welcoming community.

Our Primary School has secondary links to the Woodroffe Schools & Colyton Grammar. Nearby are Lyme Regis, Bridport & Axminster (mainline rail Exeter to London Waterloo)

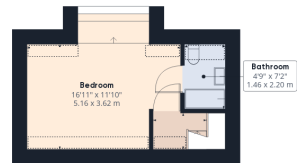
Directions: From the centre of the village turn down Lower Sea Lane to the sea, turn right just past the school and first left. the bungalow is second on the left.

EPC fab DC E DFH

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1636.44 ft²

152.03 m²

Reduced headroom

50.79 ft²

4.72 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

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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