



Flat 1 Claremont



Flat 1 Claremont, The Street

Charmouth, Bridport, DT6 6PD

Village Centre 0.2 mile. Beach 0.5 mile. Lyme Regis 3 miles.

An attractive and spacious self-contained ground floor apartment with parking in the sought after Jurassic Coast village of Charmouth

- Very spacious 1169sqft
- Kitchen/diner
- Well proportioned and presented
- Attractive position close to village centre
- No forward chain
- 2 Double bedrooms
- Utility
- Many character features
- Just 5 minutes' walk to beach
- 999 Year lease with effect from 2000 with freehold share. Council Tax Band C

Guide Price £275,000

THE PROPERTY

Flat 1, Claremont is a very attractive and self-contained ground floor apartment, well located in this very sought after coastal village. It is one of only two individual apartments in a building which is believed to date back to the late 1700s/early 1800s and converted from the former hotel Claremont, which closed in the 1960s. Under the current ownership since 2011 the property has been much improved and is very well presented.

The spacious accommodation enjoys lovely views over the village, the church and Stonebarrow. There are a host of character features, typical of its period, including a mosaic tiled floor to the hallway, large bay window, high ceilings, window seats and a fireplace.

The excellent modern amenities include gas-fired central heating (combi boiler replaced in 2021), uPVC double glazed windows, modern well-equipped kitchen (fitted just 2 years ago) with quartz work surfaces, electric oven, gas hob and dishwasher, integrated fridge/freezer, modern period style bathroom and water softener.

The accommodation extends to reception hall, living room, kitchen/diner (with back door giving rear access to the parking space), utility, two double bedrooms, bathroom.

The property also has the immense benefit of a parking space (very rare in Charmouth village centre).

Equally ideal as a main home or second home. Viewing is strongly recommended by the sole agents, Stags.



OUTSIDE

Allocated parking space to rear (vehicular access through very nearby adjoining archway and pedestrian access from kitchen back door).

The apartment has its own small area of outside space to the front, being gravelled for ease of maintenance and enclosed behind attractive ornate railings.

SITUATION

The apartment enjoys an elevated and very convenient location within the main street of Charmouth, only a few minutes' walk off the centre and only some five minutes' walk to the beach, the South West coast path and open countryside. Charmouth is a delightful and very popular coastal village on the Jurassic Coast. It offers excellent amenities including a newsagent, shop, bakery, chemist, doctors' surgery, library, hotel, restaurant and inns.

The whole area is designated as being one of outstanding natural beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport is only about 7 miles to the east, whilst the historic coastal resort of Lyme Regis is only about 3 miles to the west. The town of Axminster is also within easy driving distance, with mainline rail services to London and the West Country.

TENURE

999 Year lease from 2000 with share of freehold.

There is no formal service charge, although the cost of building insurance is shared with the other apartment, otherwise repairs/maintenance on an ad hoc basis, shared equally between the two leaseholders.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 18Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three and O2 for voice and data services inside and outside and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

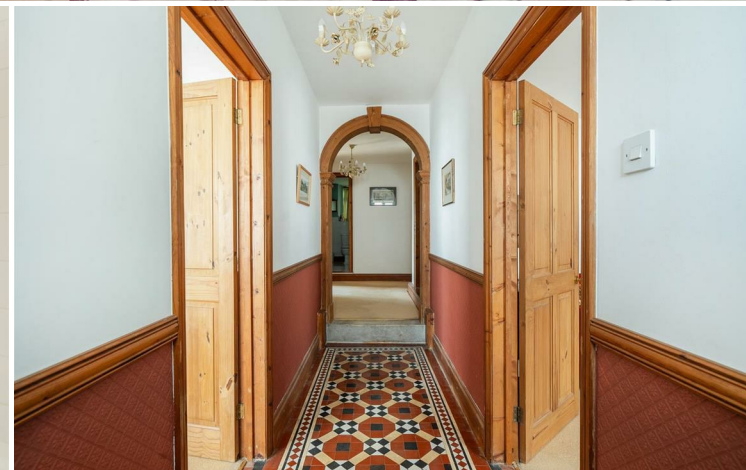
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport take the A35 towards Lyme Regis and pass through the villages of Chideock and Morecombelake. Just before the Charmouth bypass turn left, signed Charmouth and continue through the village centre and up the hill. On passing the left turning to Higher Sea Lane, Claremont is seen shortly on the left.

What3Words///lifted.royally.homelands



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.



Approximate Area = 1169 sq ft / 108.6 sq m
For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhocom 2026. Produced for Stags. REF: 1442640



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	

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