



The Chatham



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Broad Street, Lyme Regis, DT7 3QF

Town Centre location. Seafront 0.1 mile.

A very attractive and spacious self contained duplex apartment enjoying great sea views and with balcony terrace , courtyard and parking , in a tucked away setting within the heart of Lyme Regis

- Elegant self-contained property
- Very spacious 1,778sqft
- Renovated to high standard and many character features
- 4 Bedrooms, 3 bathrooms (2 en-suite)
- Large sitting/dining room/kitchen with terrace
- Private courtyard and parking
- Stunning Sea Views
- Easy reach of the seafront
- 150 Year lease from 2001.
- Currently business rates due to holiday letting (100% relief)

Guide Price £595,000

THE PROPERTY

The Chatham forms part of a fine Grade 2 listed historic landmark period property, originally known as The Great House of Lyme Regis, with a fascinating history of former occupiers including William Pitt, the first Earl of Chatham, the great War Minister of George III, as well as the home of Mary Mitford, essayist and dramatist.

The property has been beautifully refurbished throughout, retaining the period features whilst sympathetically modernising the space to create an elegant and comfortable property arranged as two apartments, The Chatham and The Mitford.

The Chatham has its own self-contained entrance and occupies the first and second floors, enjoying wonderful sea views along the Jurassic Coast, across Lyme Regis and the surrounding coastline.

The property benefits from four bedrooms and three bathrooms. The stunning light and spacious open plan living area and fully fitted kitchen lead out to the terrace, which enjoys superb views to the sea. Worthy of note are the beautiful sash windows throughout, many of which enjoy fantastic sea views or rooftop views over Lyme Regis.

There is also the immense and rare benefit of a gated courtyard garden and parking for three to four cars (rare and highly prized in Lyme Regis town centre).



AGENTS NOTES

The parking is private to the property, however, you will need to gain a permit from NCP Lyme Regis, Pitt House, Parking, as you will be passing through the public car park.

The other apartment - The Mitford – is also available to purchase – a lovely well-appointed self-contained ground floor apartment – floor area 1066 ft² – 2 bedrooms, bathroom, living room, kitchen/diner, own courtyard – available to buy only with The Chatham. As a whole – GUIDE PRICE £920,000.

HOLIDAY LETTING BUSINESS

The Chatham is currently very successfully offered for holiday lettings and generates excellent revenue. The comprehensive contents are available by separate negotiation. Further trade information available on request.

OUTSIDE

The gated courtyard offers parking for three to four cars. The parking is private to the property, however, you will need to gain a permit from the NCP Lyme Regis Pitthouse parking as you will be passing through the public car park.

SITUATION

Although located in the heart of the town centre, The Chatham offers quiet and segregated accommodation. Positioned just off Broad Street with the seafront only minutes away. Lyme Regis is a hugely popular historic town, forming part of the World Heritage Jurassic Coast and a conservation area. It is famous for its iconic Cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenience and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sports facilities and is within an area of outstanding natural beauty (AONB). The market town of Axminster is within four miles, with mainline rail services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

Gas fired central heating, mains drainage and water. The boiler was replaced approximately 4 years ago. There is warm water underfloor heating throughout.

Broadband – Standard up to 17Mbps and Superfast up to 78Mbps.

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

LEASE

Lease start date 24/06/2001. Original lease length 150 years.

Ground rent £50 per annum.

No service charge.

Copy of lease is held on file and can be released when requested.

The Chatham (flat 4) is a holiday let and therefore subject to business rates.

(Rateable value £2100) but can easily be converted back to a residential dwelling and banded for council tax purposes.

VIEWINGS

Subject to holiday bookings and changeover days.

DIRECTIONS

Heading down Broad Street, turn left just by Tesco into the NCP car park, you will find the gates to The Chatham on your right-hand side. YOU MUST pay for the NCP parking or you risk getting a ticket!

What3Words: ///rank.cabbages.mock



The Chatham, Lyme Regis

Approximate Gross Internal Area = 1778 sq ft / 165.2 sq m



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID974130)

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.



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