



Flat 4, Glen Andred



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Colway Lane, Lyme Regis, DT7 3HE

Lyme Regis Town Centre & Sea around 10 minutes' walk

A very impressive and well appointed apartment with lovely views across the town to the sea

- Spacious 1191sqft
- 3 Bedrooms
- Very well appointed
- Allocated parking space
- 999 Year lease from 1989
- Lovely sea views
- 2 En-suite bathrooms, utility/WC
- Attractive landscaped south-facing communal gardens
- Sought after residential area
- Freehold. Council Tax Band C

Guide Price £427,500

THE PROPERTY

Glen Andred is an attractive Edwardian residence, understood to have been built in the early 1900s and sympathetically converted into just five individual luxury apartments in circa 1990.

Flat 4 is a grand duplex apartment arranged on the first and second floors and facing principally south, enjoying fine views over Lyme Regis to the sea.

Under the current ownership, the property has been subject to a comprehensive and sympathetic programme of refurbishment and improvements to now provide a very well appointed home.

The many excellent features include gas-fired central heating with modern boiler, sealed double-glazed unit windows, new oak flooring with extra sound-proofing, solid wood painted kitchen, new utility/WC, upgraded shower room with walk-in shower plus large heated towel rail, upgraded bathroom, newly fitted bookshelves and wardrobes in principle bedroom.

Well presented throughout, character style features include ornate cornices, high ceilings, feature fireplace, new cast iron style radiators, new light fittings and extra sockets throughout and exposed painted floorboards to the second floor.

Briefly, extending to communal entrance hall and landing.

The Apartment – Reception hall with walk-in larder, living room, kitchen/dining room, utility/WC, bedroom 2 with en-suite shower room, bedroom 3/dining room/study. First floor principal bedroom, en-suite bathroom, large insulated loft with extensive storage.

Further features include allocated parking, visitors' parking and lovely, professionally landscaped and maintained, communal gardens.



OUTSIDE

Glen Andred is set well back with an impressive driveway bounded by natural stone walling and flower borders leading to the parking area.

Each apartment has its own parking space and there are also three additional visitors' spaces.

Well established and professionally landscaped south-facing communal gardens, featuring a whole variety of mature trees, lawns, flowerbeds, shrubs and seating areas.

SITUATION

Colway Lane is an established and attractive residential road within easy access of the town centre and seafront via a picturesque walk along the river and through the old town. The friendly Lyme Regis golf club is a five minutes' drive away, at Timber Hill.

The historic town of Lyme Regis offers a wide range of shopping, dining and leisure facilities including sailing, diving, fishing and bowls. The town also has a theatre/cinema, is well served by a medical and dental practices and excellent local schools. The nearby market town of Axminster has a Tesco, a Co-op and a popular farm shop, and a direct railway line to Waterloo or Exeter. The thriving market town of Bridport (with a Waitrose and a Morrisons) is 20 minutes' drive away. Both Axminster and Bridport are served by local bus networks.

TENURE

999 Year lease from 1989. Freehold is owned by the Glen Andred Management Company, the shareholders of which are the apartment owners. The current maintenance charge (including gardening, building insurance, lighting of the communal parts and provision of a maintenance fund) is £2,100 per annum.

Pets are allowed and long term lets, but not holiday lettings.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Superfast up to 79Mbps.

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

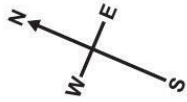
DIRECTIONS

From the A35 at Charmouth, follow the signs to Lyme Regis. As you come down the hill towards the town turn right into Pine Ridge, which leads into Colway Lane. The entrance to Glen Andred is seen on the right, after about 0.2 mile.

Feel free to park in one of the visitors' spaces.

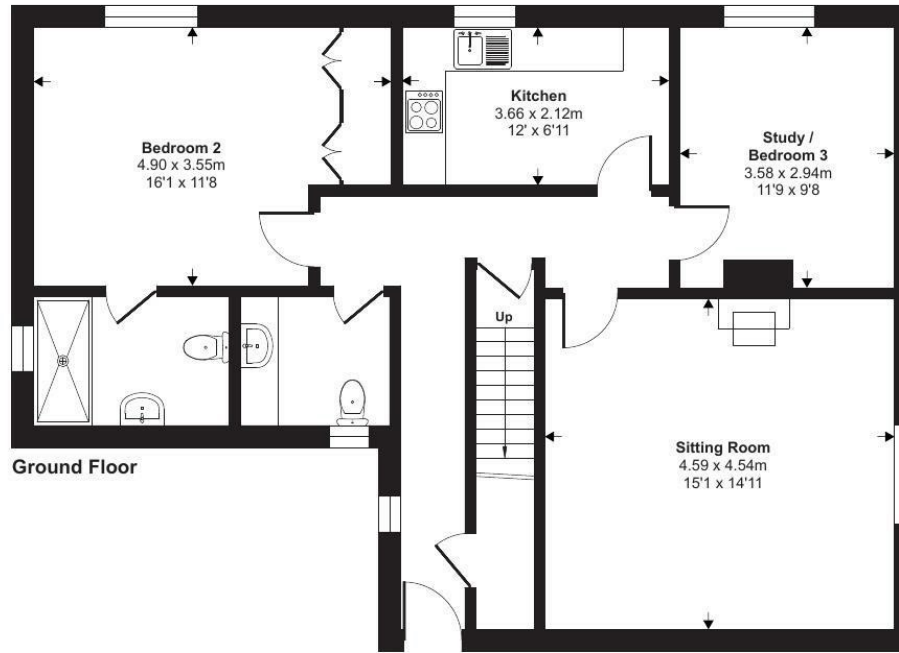
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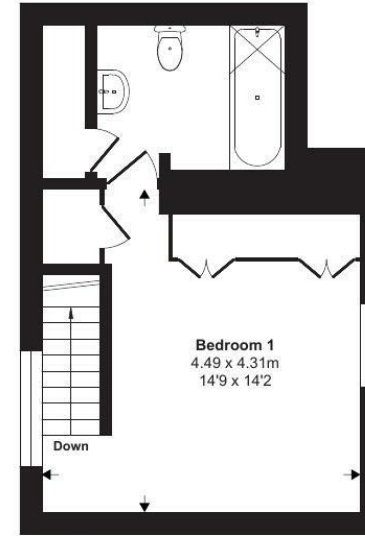


Approximate Area = 1191 sq ft / 110.6 sq m

For identification only - Not to scale



Ground Floor



First Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Stags. REF: 1405447

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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