



Suva  
Lime Regis  
£950,000

 **PARKERS**  
PRESTIGE COLLECTION





OFFERED WITH NO FORWARD CHAIN and commanding a prime, elevated corner position on the corner of Ware Lane, is a striking detached residence meticulously designed to frame panoramic views across the Jurassic Coast toward Portland and the neighbouring National Trust countryside. Extensively improved and enlarged by the current owners, this light-filled home merges architectural versatility with refined, well-proportioned living spaces. The accommodation includes three double bedrooms with striking views, three contemporary bathrooms (two en-suite), a well-equipped kitchen, a sitting room, two conservatories, and a balcony. Externally, the home benefits from a south-facing, private terraced garden, surrounded by spectacular views and beautifully landscaped mature trees and shrubs. Practicality enhances the home with a garage, carport, and a Powervault battery storage system. EPC rating C.

Perfectly placed for the very best of West Dorset living, this distinctive property offers a rare opportunity to acquire a home in a highly sought-after Lyme Regis neighborhood. It rests within a designated Area of Outstanding Natural Beauty, providing easy access to open countryside and the South West Coast Path, whilst remaining close to the historic town center and the famous Cobb harbor. For commuting and broader amenities, the bustling market towns of Bridport and Axminster are nearby, with the latter providing direct mainline rail links to London Waterloo.



On approaching this substantial home, you are greeted by an impressive frontage, accessed through high double hardwood gates that open onto a generous brick-paved driveway providing ample parking. This entrance area beautifully integrates a covered carport and an attached garage with an automated remote-control door. The front approach is framed by neatly maintained lawns, a variety of established shrubs, and a paved veranda dressed with potted palms and greenery, offering a wonderful hint of the mature, Mediterranean-style garden found to the rear.

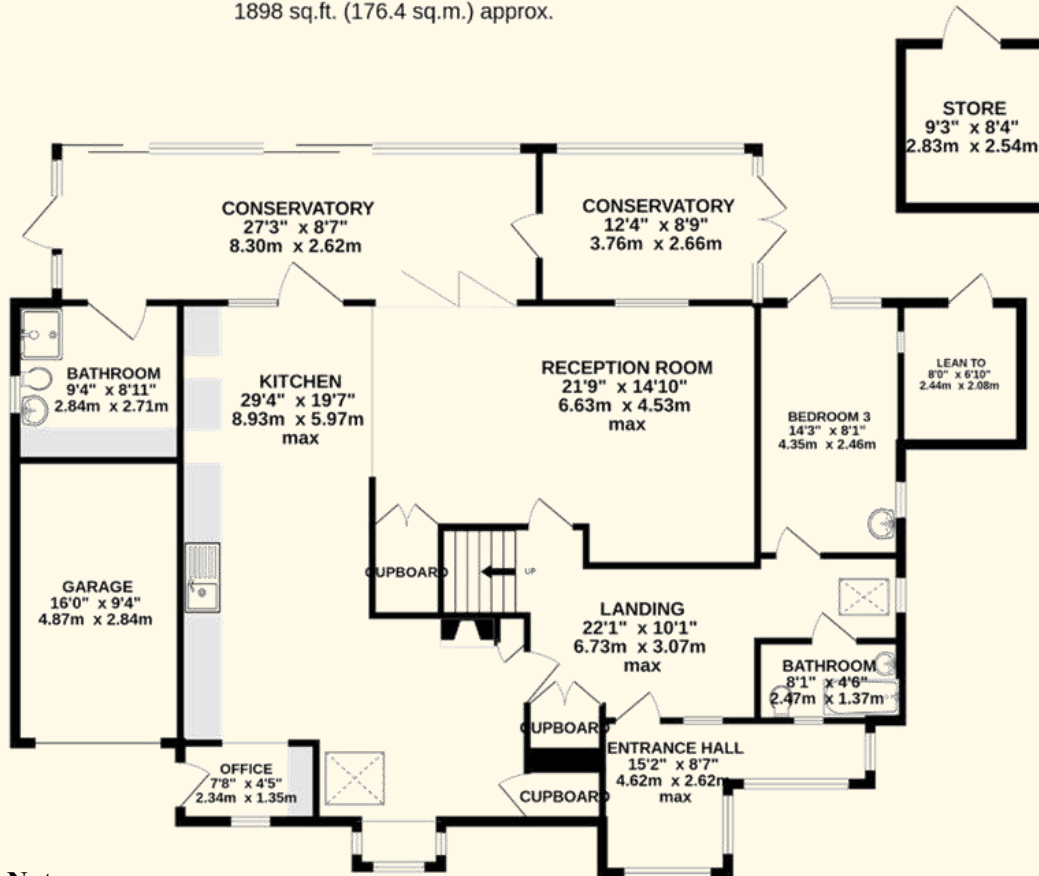
Inside, character and practicality combine seamlessly across the spacious, light-filled accommodation, where almost every room is positioned to enjoy the spectacular sea and country aspect. On the ground floor, a welcoming reception hall leads to a generous living and dining room featuring a gas wood burning flame effect fireplace and idyllic bi-folding doors that open into two expansive, interconnected conservatories. The beautifully appointed kitchen forms the true heart of the home, complete with wall and base units with granite worktops over, a traditional gas Aga, a cosy snug, and a dedicated office nook. This level also hosts a practical utility/shower room, a main family bathroom, and a double bedroom featuring direct access to an idyllic glass and chrome balcony.

The first-floor houses two further substantial double bedrooms, both benefiting from en-suite facilities and private outdoor spaces. This includes an exceptional principal suite complete with a panoramic side balcony and a romantic Juliet balcony, offering an unparalleled personal vantage point over the stunning coastline.

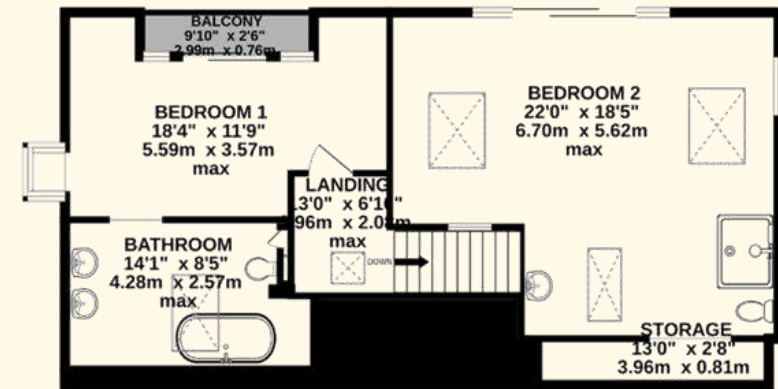
Externally, the beautifully landscaped, south facing, mature gardens are a defining feature of the property, designed in a Mediterranean style and arranged over a series of terraced levels. Facing the sea, these grounds offer private brick-paved entertaining areas, hidden garden retreats, palm trees, and vibrant shrubbery, supported by a garden shed and basement storage. The property is securely approached through double hardwood gates opening onto a brick-paved driveway with ample parking, a carport, and an integral garage with an automated door.



**GROUND FLOOR**  
1898 sq.ft. (176.4 sq.m.) approx.



**1ST FLOOR**  
757 sq.ft. (70.4 sq.m.) approx.



**TOTAL FLOOR AREA : 2656 sq.ft. (246.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Agents Notes:**

Please note that a peppercorn rent is payable on this property at the cost of £1 per year dated 11/01/2023. This fee may be subject to change.

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.  
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!intro>

**Broadband:**

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating:  
<https://check-long-term-floodrisk.service.gov.uk/risk#>

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

**Important notice: Parkers notify that:** All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Please note the council tax band has an improvement indicator on it which means the council tax may be subject to change following improvements made to the property.