



St. Giles, Beach Road, West Bexington

An attractive four double bedroom detached holiday home, in the immensely popular area of West Bexington, located within a short distance of the beach.

Guide Price
£500,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

St. Giles, Beach Road, West Bexington, Dorchester

- Holiday home
- Four double bedrooms
 - Four bathrooms
- Popular seaside village location
 - Off street parking
 - No forward chain
- Low maintenance garden

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





The Property

The property is arranged over two floors with the living accommodation on the ground floor and the sleeping accommodation upstairs.

On the ground floor, to the left wing of the property there is a large kitchen/dining room with stairs rising to the first floor giving access to two of the bedrooms and a bathroom. A set of French doors open out to the garden and the room flows through to a separate dining room also enjoying a set of French doors. To the right wing of the property are two reception rooms which could be arranged in a number of ways, flowing into one another, both enjoying French doors out to the garden. From the first reception room, a set of stairs lead to the first floor giving access to the remaining two bedrooms and a family bathroom. The ground floor further benefits from a family bathroom and a separate shower room.

The property's flexible accommodation would make it an ideal holiday home to accommodate extended family and friends, or a growing family. Boasting an enviable coastal position by the beach, the property is perfect as a lock up and leave with its low maintenance garden and easy off-road parking.

Outside

To the rear of the property there is a low-maintenance garden with a pleasant open outlook beyond. A patio immediately abuts the rear of the house with space for garden furniture and the perfect spot for entertaining and enjoying an evening sundowner. There is off-road parking for two vehicles.

Situation

West Bexington is a sought-after small coastal village, with a single road leading down to the sea and a cluster of properties, a hotel, a farm shop and restaurant. There are

panoramic views all around Lyme Bay from Portland across to Lyme Regis and beyond. There are unlimited opportunities for walking and cycling opportunities in the area and the village also benefits from superfast broadband. Bridport is approximately 6 miles away along the coast road, and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester and the seaside resort of Weymouth are easily reached and have a further selection of shops and amenities. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

Directions

On entering West Bexington proceed down the road and around the sharp right-hand bend. Go past the hotel on your left and the property will be found after a short distance on the left hand side.

Services & Local Authority

Mains water, drainage and electricity are connected, electric heating.

Dorset Council 01305 251010. Council Tax band F.

Bridport/DME/17.04.2024/REV

Agent Note

There is a restriction on the property allowing it to be for Holiday use only and can not be a permanent residence.

(WD/D/16/000367)



Denotes restricted head height

St. Giles, Beach Road, West Bexington, Dorchester

Approximate Area = 1435 sq ft / 133.3 sq m

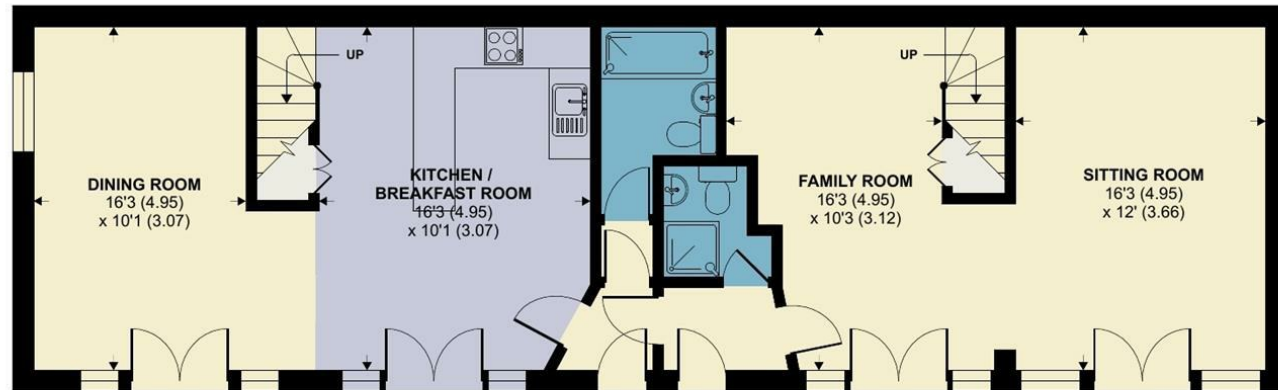
Limited Use Area(s) = 196 sq ft / 18.2 sq m

Total = 1631 sq ft / 151.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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		46	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 984784



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