



## Pier Terrace, West Bay

A Grade II Listed top floor apartment situated in the heart of the popular West Bay enjoying views over the harbour and towards East Cliff and the coast.

Guide Price

**£190,000**

Leasehold - Share of Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Pier Terrace, West Bay, Bridport, DT6 4ER

- No onward chain
- Coastal views over the harbour and towards East Cliff
  - Two double bedrooms
  - Open plan kitchen/living/dining room
  - Residents parking and communal lawn

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092





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#### The Property

This Grade II Listed two bedroom property is situated in the heart of West Bay, only a minutes walk away from the promenade, beaches, piers and all the amenities West Bay has to offer. With stunning views towards East Cliff and over the harbour, residents parking and a communal lawn, this apartment would make an ideal main home, second home, or buy-to-let investment.

The apartment is conventionally arranged around a central hallway, with the two double bedrooms to the left hand side, enjoying views towards East Cliff and the beach. The open plan kitchen/living/dining room is to the right, with views over the harbour and sea beyond. The kitchen is fitted with wall and base units with space for any necessary appliances plus a breakfast bar

delineating the two areas. The bathroom is fitted with a bath with electric shower over, wc and sink, with a large airing cupboard.

#### Outside

There is a large area of lawn to the front, enclosed by stone walling with resident's parking on a first come, first served basis.

#### Services

Mains electricity, water and drainage. Electric heating. Broadband - Ultrafast broadband is available. Mobile phone coverage - Network coverage is mostly good indoors and out.

#### Local Authority

Dorset Council: 01305 251010.  
Council Tax Band: B.

#### Tenure

Leasehold with a share of the freehold. 999 years from 13 August 1984. Service charge runs from 1st February – 31st January and is £950 for the year.

The insurance premium for the building is shared between the 8 flats and is £442.93 each for the year. It is understood that holiday letting is not permitted.

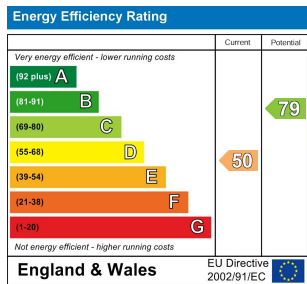
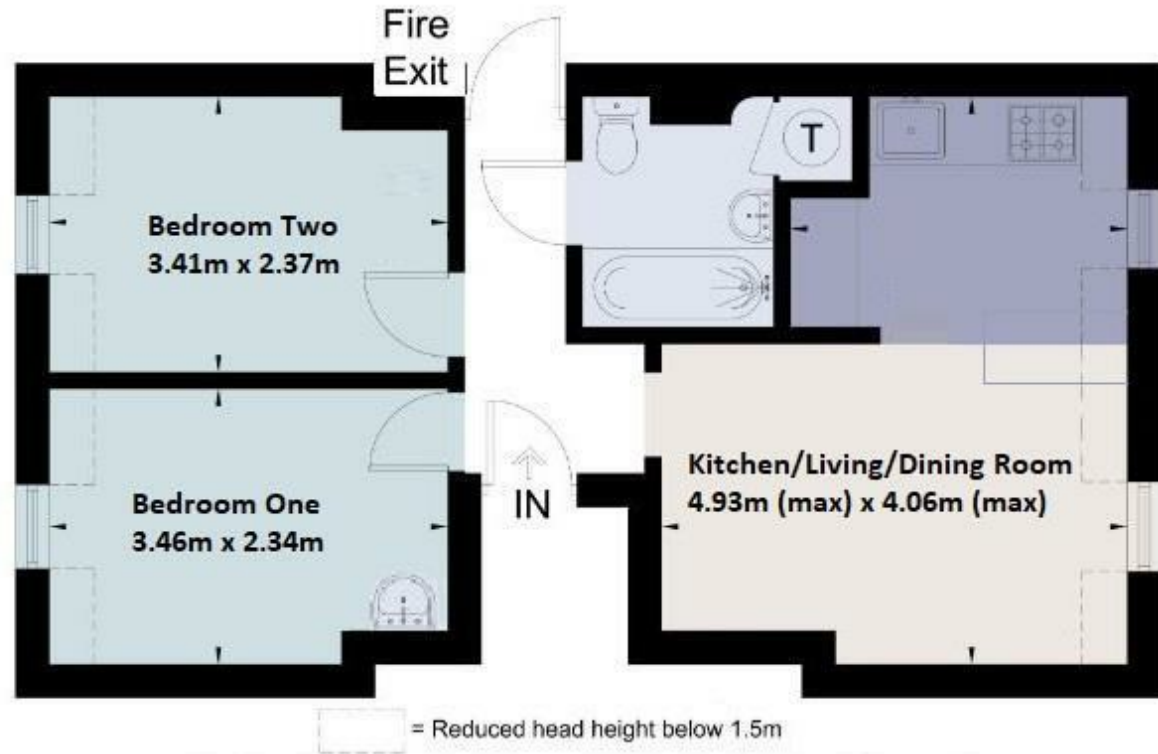
#### Situation

The property is situated in the popular seaside resort of West Bay. The harbour is surrounded by small shops and cafes, with several pubs and hotels. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and

Axminster to the west. Walking, water sports, golf and riding opportunities are plentiful in the area and there are several beaches to choose from. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

#### Directions

On entering West Bay from Bridport, turn right towards the harbour, and then immediately left. Follow this road past the car parks on either side, and the flat will be found shortly after on the right hand side. What3Words///dunk.supported.paints



Bridport/IR/Rev 010724

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