

An aerial photograph of a coastal village. In the foreground, a large stone house with a tiled roof and a red door is visible. To its right, a smaller stone house with a gabled roof and dormer windows sits on a green lawn. Further back, more houses are scattered along a road that leads to a beach. The sea is visible in the background under a blue sky with scattered clouds. A red car is parked on the road in the lower right.

Symonds
& Sampson

St Giles

Beach Road, West Bexington, Dorchester, Dorset

St Giles

Beach Road
West Bexington
Dorchester
Dorset DT2 9DG

Handsome three bedroom village house with lovely sea views, a minute's walk from West Bexington beach



- Just off the coast path with views to Lyme Bay
 - Spacious sitting/dining room
 - Garden and parking
 - Council Tax band D

Guide Price **£450,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

The property lies just a short step from West Bexington beach and has been positioned specifically to take full advantage of its views over Lyme Bay to the East up to Portland and to the West down to Devon. The property has warm stone elevations under a tiled roof and is believed to have been built in the 1980s, one of five.

The accommodation is simply laid out with a principal living room on the ground floor stretching from the front to the rear of the property, with the sitting area to the front centred around a fireplace equipped with a woodburning stove and a dining area to the rear that looks out over the garden. Also to the rear is a reconfigured kitchen that has a comprehensive range of contemporary floor and wall mounted unit cupboards with integrated appliances that include an electric oven, a ceramic hob and a fridge, with a stable door out to the garden. In addition downstairs there is a cloakroom under the stairs. Upstairs there are three bedrooms, two of which have useful built-in wardrobe space, all served by a family bathroom with an electric shower over the bath. The property has uPVC double glazing, mains drainage and electric heating.

Immediately to the rear of the house there is a paved terrace that makes a good outside entertaining area during the Summer months, from which a paved path leads down

much of the length of the garden. Each side the of the path there are areas of lawn punctuated by mature shrub and tree planting including an Apple tree, designed to give shape, colour and form throughout the seasons. Immediately to the rear of the house there is an attractive Palm tree. Within the garden there are two useful garden sheds, while to the end of the garden steps lead up to a parking area with parking for two cars.

OUTSIDE

Immediately to the rear of the house there is a paved terrace that makes a good outside entertaining area during the Summer months, from which a paved path leads down much of the length of the garden. Each side the of the path there are areas of lawn punctuated by mature shrub and tree planting, designed to give shape, colour and form throughout the seasons. Immediately to the rear of the house there is an attractive Palm tree. Within the garden there are two useful garden sheds, while to the end of the garden steps lead up to a parking area with parking for two cars.

Agent's Note:- There is one parking bay within the area owned by the property and a secondary bay behind this. Our vendor and their predecessors have used this secondary parking bay during each of their tenures and our client is willing to give a statement of truth confirming this.

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.

SERVICES

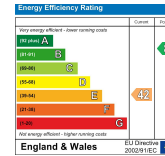
Mains water, drainage and electricity are connected, electric heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and out.

LOCAL AUTHORITY

Dorset Council 01305 251010.
Council Tax band D



For identification only - Not to scale



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