

Symonds
& Sampson

First Cliff Walk

West Bay, Bridport, Dorset

First Cliff Walk

West Bay
Bridport
DT6 4HH

A detached four bedroom 1920s property with a contemporary edge and wonderful sea views across Lyme Bay to Portland.



- Fantastic sea views over Lyme Bay towards Portland
- Situated in the popular seaside resort of West Bay
 - Beautifully presented throughout
- Principal bedroom with ensuite and terrace
 - Garage & Driveway

Guide Price £795,000

Freehold

Bridport Sales
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THE PROPERTY

The clue is in the name. Highclere sits high on West Cliff taking in the ever changing views over West Bay towards Portland. The original 1920s builders created a property with large picture windows framing the stunning views and in recent years, this has been further enhanced by the introduction of some lovely bi-fold doors off the main living space and the creation of a principal bedroom and terrace in the roof space at a higher level still. The décor and style of the property, with the use of a variety of tactile materials, has given the property a distinctly seaside feel. The result is a classic seaside coastal retreat.

The entrance porch doubles as a sunroom and cloakroom area leading through to a central hallway. On the right hand side the kitchen flows through to the sitting room that has a woodburning stove as its focal point with, to one end, the bi-fold doors taking in the views. The kitchen has been equipped in some style with a comprehensive range of contemporary floor and wall mounted units and cupboards with slate work surfaces over and a built-in electric double oven and a gas hob. Behind the kitchen there is a useful utility/dog and boot room. To the other side of the hallway there are two bedrooms, one of which is currently used as a day room/study and to the rear, there is a third bedroom. Upstairs is the principal bedroom with bi-fold doors onto the balcony taking in the best of the views with its own

ensuite bathroom. The property has painted wood floors and ceramic tile floors on the ground floor, sisal carpet up the stairs and wood flooring on the first floor, gas fired central heating, UPVC double glazing and is in excellent decorative order throughout.

OUTSIDE

To the front of the property there is a garage with a parking area in front, with a path to one side that meanders up to the front door. The gardens are particularly attractive and are laid to lawn with mature herbaceous, shrub and tree planting to the edges. There are two areas of terrace, one immediately in front of the sitting room and a more sheltered area down below, ideal on a windy day. The hedging that surrounds the property cocoons the garden, is an attractive foil to the planting, and is a practical alternative to fencing when the weather comes in. Behind the house there is a useful workshop and a studio which could make a work from home space if so required.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

LOCAL AUTHORITY

Dorset Council Tel: 01305 251010

Council Tax Band E.

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

What3Words///recoup.upstarts.cattle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A+		
Energy efficient	A		
Decent	B		
Below average	C		
Average	D		
Below average	E		
Poor	F		
Very poor	G		
Max energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Cliff Walk, West Bay, Bridport

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 171 sq ft / 15.9 sq m

Outbuilding = 105 sq ft / 9.8 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Total = 1614 sq ft / 149.9 sq m

For identification only - Not to scale

Denotes restricted head height



Bridport/SVA/270325



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