

Symonds
& Sampson

Flat 1, The Seahorse

Higher Sea Lane, Charmouth, Bridport, Dorset

Flat 1, The Seahorse

Higher Sea Lane
Charmouth
Bridport
DT6 6BB

Spacious two bedroom apartment with sea and country views with its own private terrace and garage.



- Sea views
- Walking distance to the beach
- Communal garden
- Private patio
- Garage

Guide Price £269,000
Leasehold - Share of Freehold

Bridport Sales
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THE DWELLING

This apartment was built in 1990 as part of a select development of 12 apartments in an elevated position specifically designed to take in some wonderful far-reaching sea views over Charmouth beach to Portland. What marks this apartment out from the many however is not only its proximity to the beach but also it's configuration with a private terrace accessed directly from the main living room. This is the perfect seaside retreat.

ACCOMMODATION

The accommodation is laid out with a spacious living room at its centre with a door out onto a private terrace and, to one side, the kitchen, which also takes in the views. The kitchen has been equipped with a range of contemporary floor and wall mounted units and cupboards with integral appliances to include an electric oven, a gas hob, and other large kitchen appliances. The spacious theme continues into the sleeping accommodation which consists of two generously proportioned bedrooms each with

built-in wardrobes served by not only by a bathroom but also a separate cloakroom. The property is in good decorative order throughout, it is double glazed and has a phone entry security system and gas fired central heating.

OUTSIDE

Immediately to the rear of the apartment there is a paved terrace enclosed by stone walls with steps down into the communal garden areas. There is a garage in a block that has an up and over door with light and power for a workbench area to one end. There is additional visitor parking within the communal grounds and behind the garages there is a screened clothes drying area.

SERVICES

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

Broadband - Ultrafast broadband is available.

Mobile - Network coverage is limited inside but good outside (<https://ofcom.org.uk/>)

Dorset Council: 01305 251010

Council Tax Band: D

DIRECTIONS

What3words:///nets.pixies.initiated.

MATERIAL INFORMATION

Leasehold with a 1/12 share of the freehold. 999 year lease from 1990.

Maintenance charge of £1300 per annum to include both maintenance and insurance, with a peppercorn ground rent.

It is understood that the property cannot be used as a holiday let.

SITUATION

This flat is positioned in the delightful village of Charmouth, set on the Jurassic coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops and the beach are a few minute's walk away, a children's playground a 5-minute walk and two pubs on the same street.



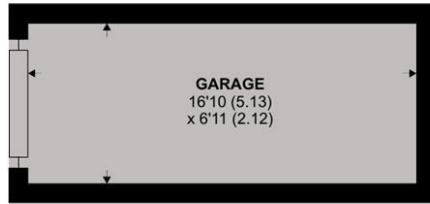
The Seahorse, Higher Sea Lane, Charmouth, Bridport

Approximate Area = 870 sq ft / 80.8 sq m

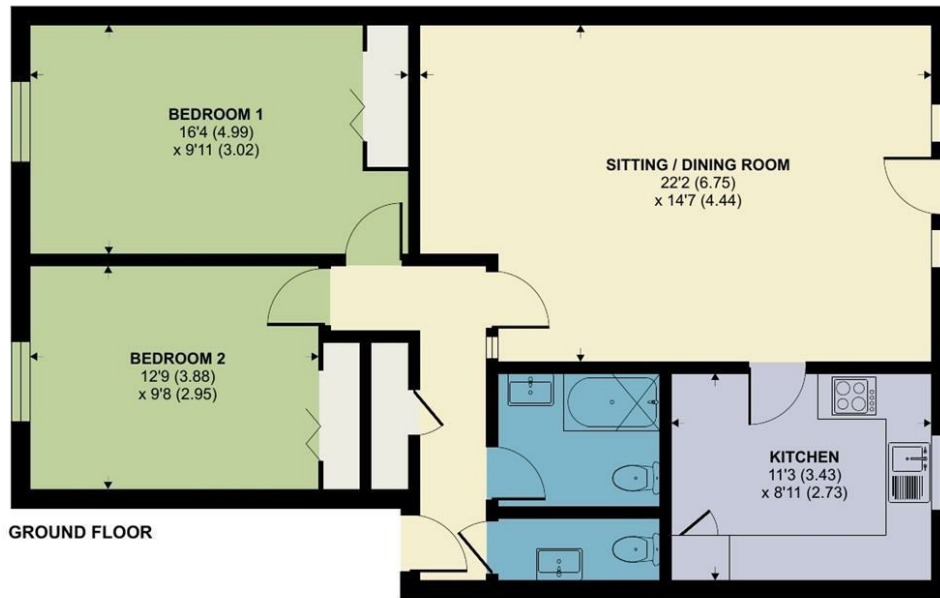
Garage = 117 sq ft / 10.9 sq m

Total = 987 sq ft / 91.7 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR

Energy Efficiency Ratings		Current	Potential
Energy Efficiency	A	75	79
Water Efficiency	B		
CO2 Emissions	C		
Energy Cost	D		
Water Cost	E		
CO2 Emissions	F		
Energy Cost	G		
Water Cost	H		
CO2 Emissions	I		
Energy Cost	J		
Water Cost	K		
CO2 Emissions	L		
Energy Cost	M		
Water Cost	N		
CO2 Emissions	O		
Energy Cost	P		
Water Cost	Q		
CO2 Emissions	R		
Energy Cost	S		
Water Cost	T		
CO2 Emissions	U		
Energy Cost	V		
Water Cost	W		
CO2 Emissions	X		
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Water Cost	Z		
CO2 Emissions	AA		
Energy Cost	AB		
Water Cost	AC		
CO2 Emissions	AD		
Energy Cost	AE		
Water Cost	AF		
CO2 Emissions	AG		
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CO2 Emissions	AJ		
Energy Cost	AK		
Water Cost	AL		
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CO2 Emissions	AP		
Energy Cost	AQ		
Water Cost	AR		
CO2 Emissions	AS		
Energy Cost	AT		
Water Cost	AU		
CO2 Emissions	AV		
Energy Cost	AW		
Water Cost	AX		
CO2 Emissions	AY		
Energy Cost	AZ		
Water Cost	BA		
CO2 Emissions	BB		
Energy Cost	BC		
Water Cost	BD		
CO2 Emissions	BE		
Energy Cost	BF		
Water Cost	BG		
CO2 Emissions	BH		
Energy Cost	BI		
Water Cost	BJ		
CO2 Emissions	BK		
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CO2 Emissions	BN		
Energy Cost	BO		
Water Cost	BP		
CO2 Emissions	BQ		
Energy Cost	BR		
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CO2 Emissions	IL		
Energy Cost	IM		
Water Cost	IN		
CO2 Emissions	IO		
Energy Cost	IP		
Water Cost	IQ		
CO2 Emissions	IR		
Energy Cost	IS		
Water Cost	IT		
CO2 Emissions	IU		
Energy Cost	IV		
Water Cost	IV		
CO2 Emissions	IV		
Energy Cost	IV		
Water Cost	IV		
CO2 Emissions	IV		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1236221



Bridport/SVA/20052025REV



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