

Symonds
& Sampson

The Lodge

West Bay, Bridport

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West Bay
Bridport
DT6 4HD

A three bedroom flat situated within level walking distance of the beach and amenities.

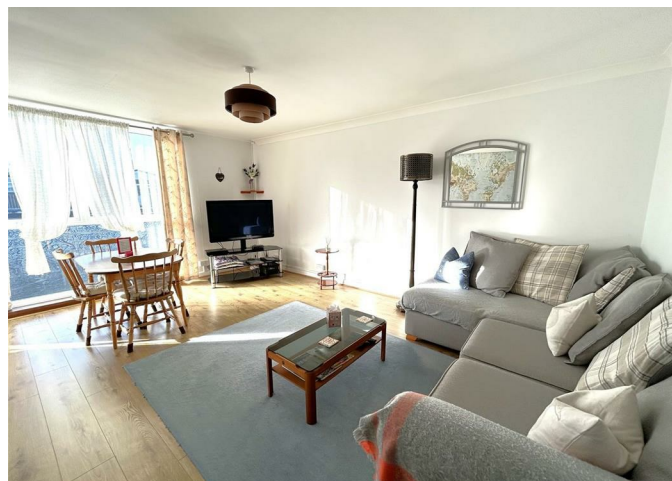


- Two/three bedroom flat
- Level walking distance to the beach and amenities
 - Private entrance
 - Garage

Guide Price £220,000

Leasehold - Share of Freehold

Bridport Sales
01308 422092
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THE DWELLING

A two/three bedroom purpose built first floor apartment within a short stroll of West Bays harbour and beachfront, with the added bonus of having its own garage.

ACCOMMODATION

The property boasts its own private entrance and an internal staircase which leads to the accommodation. The apartment is conventionally arranged with all of the rooms being accessed from a central hallway. A pleasant feature of the property is the amount of natural light which is boosted by having windows on either side of the building. There are three bedrooms, two of which are located at the rear of the property and are exceptionally well proportioned. The third bedroom would make an ideal study or occasional storage room if not used as a small bedroom. The kitchen/dining room is at the end of the hallway and is beautifully finished with a comprehensive range of eye and low level units and all the appliances you would expect with modern day living. The sitting room is located between the two bedrooms and opens onto the south facing balcony which allows for alfresco dining on those warm summer evenings.

OUTSIDE

The property benefits from a garage located within a block as well as first come first serve parking for those with a permit.

SERVICES

Mains electricity, water and drainage. Electric heating. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is limited indoors but good outdoors. Dorset Council 01305 251010. Council tax band: A EPC: D

SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is close by with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the

A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

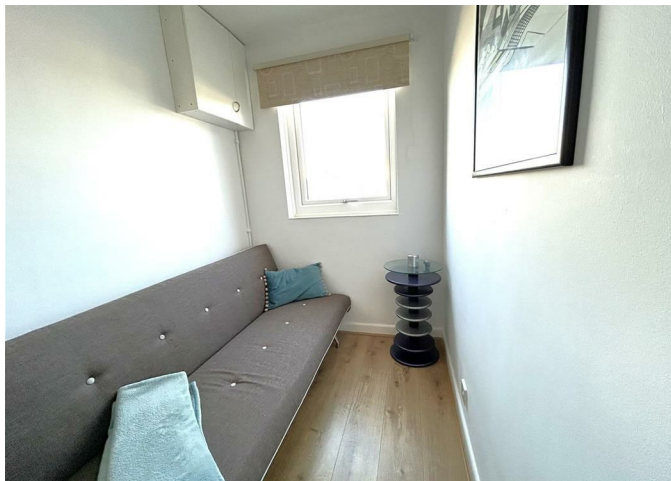
DIRECTIONS

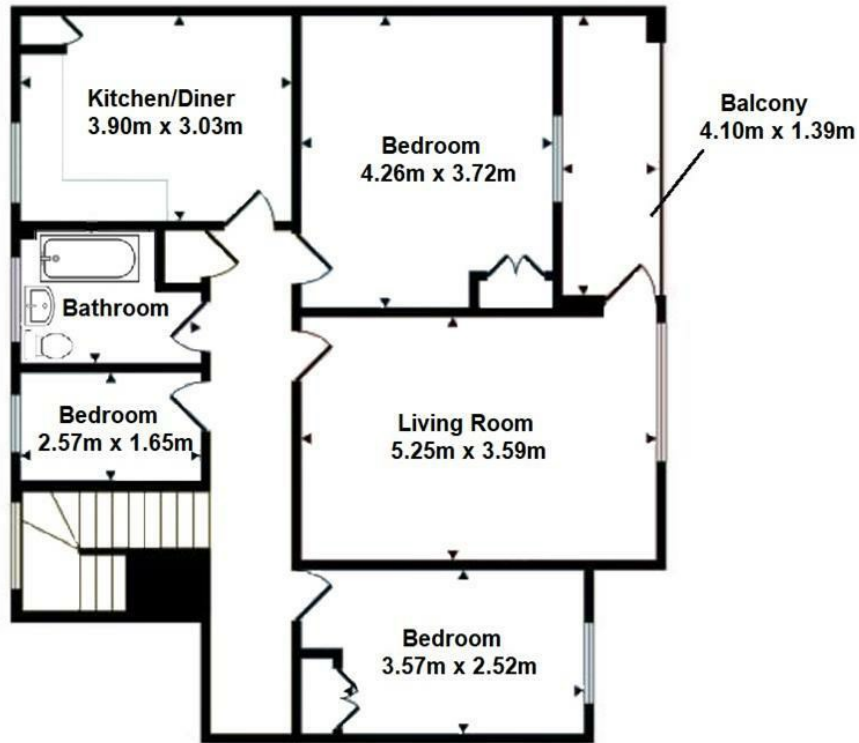
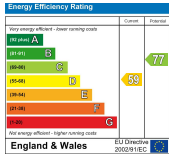
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MATERIAL INFORMATION

Tenure: Leasehold with a share of freehold. 999 years from 24 June 1994. Service charge 25th June 2024 to 24th June 2025: £2,941.67 per annum. There is an additional Capital Investment Plan in place for major works, contact office for more information.

The property lies within an area with a high risk of flooding from rivers and the sea. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items.



Bridport/DME/12062025REV



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