



# Old Shipyard Centre

West Bay, Bridport, Dorset



# Old Shipyard Centre

West Bay

Bridport

DT6 4HG

Beautifully presented two bedroom apartment situated on the coast in West Bay, enjoying uninterrupted views over the sea and towards East Cliff.



- Beautifully presented throughout
  - Wonderful coastal views
  - Two double bedrooms
    - Private balcony
      - Garage

Guide Price **£295,000**

Leasehold - Share of Freehold

Bridport Sales  
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## THE DWELLING

This two bedroom purpose-built apartment has an uninterrupted outlook over the Esplanade at West Bay, with wonderful sea and coastal views to be enjoyed from every room. The apartment has been well maintained under the current ownership and presents in excellent order throughout. Currently used as a successful holiday let, this superb coastal apartment is ideal for a variety of purchasers including those wanting to live by the sea, seeking a part time retreat or looking for a holiday letting investment opportunity.

## ACCOMMODATION

The apartment is accessed via an external staircase leading to a private front door. The accommodation is arranged around a spacious central hallway, with the living/dining room to the rear making the most of the wonderful views. There are sliding doors onto the private balcony, taking in the far-reaching views across the sea towards Portland. This room is generously proportioned, with ample space for a seating area to one end and a dining area to the other. The principal bedroom also enjoys this wonderful outlook, and benefits from an ensuite WC. The second bedroom has a west facing window, looking towards Lyme Regis and has

a built-in wardrobe. The kitchen is fitted with a comprehensive range of wood-style units, with integrated appliances including a dishwasher, washing machine, fridge and freezer. The bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin.

## OUTSIDE

The apartment benefits from a garage, parking permit, and use of the communal gardens. The current owners rent additional parking which may be available to the new owner.

## SERVICES

Mains water, electricity and drainage. Electric heating. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>). Council Tax Band: Exempt (previously an A). (Dorset Council - 01305 251010) EPC: E.

## SITUATION

West Bay is a popular holiday area with a working harbour, piers, and a choice of beaches. Amenities include pubs,

restaurants, cafes, galleries, antiques arcade and various shops. The apartment is well situated for the footpaths along the cliffs and into Bridport, with the dog beach also within easy reach.

## DIRECTIONS

What3Words///pulp.darkest.clubs

## MATERIAL INFORMATION

Leasehold: The lease is 999 years commencing from 24 June 1994. The service charge for the apartment is £3,653.00 per annum. It is understood that holiday letting and pets are permitted. 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 ownership.





Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
105-120 <b>A</b>		
81-104 <b>B</b>		
65-80 <b>C</b>		
49-64 <b>D</b>		
33-48 <b>E</b>		
17-32 <b>F</b>		
1-16 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 76.5 m<sup>2</sup> ... 824 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.



Bri/IRU/061025



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