



The Ellipse, Quay West
Bridport



PARKERS

PRESTIGE COLLECTION





OFFERED WITH NO FORWARD CHAIN and set within a conservation area, this well presented third-floor apartment is favourably positioned in the popular area of West Bay. Presented in neutral tones throughout, the apartment offers accommodation including an open-plan kitchen/reception room, two double bedrooms, bathroom and en-suite shower room. There are panoramic views over the sea and Jurassic Coast and a balcony area offers outside space to enjoy this beautiful setting. There is a secure underground parking space. EPC rating B.

This property is located on Dorset's famous Jurassic Coast in the idyllic fishing village of West Bay. It is also just a short walk from Bridport town centre, a charming market town renowned for its friendly and vibrant culture, and fantastic reputation for quality local food and art. Surrounded by beautiful countryside, West Bay also marks the north-west end of the famous Chesil Beach. It is also the setting for the hit television series Broadchurch. Local facilities include a post office, arts centre, theatre, golf course, leisure centre, library, cinema and museum. There are also regular bus services to Exeter, Lyme Regis, Beaminster, Yeovil, Dorchester, Weymouth and Poole.



A communal entrance leads to stairs and a lift that take you to the third floor of this lovely apartment. A door takes you through to the property's hallway where you are met by three useful storage cupboards and access to all rooms with underfloor heating continuing throughout the home.

The open-plan kitchen/reception room offers generous dimensions and a wooden floor. Sliding doors provide plentiful natural light to the room and access to the southerly facing balcony.

The kitchen area is fitted with both wall and base level units with Granite worksurfaces over. The kitchen has a range of Neff appliances including a double oven, four-ring hob with extractor hood over, dishwasher, fridge and freezer.

There are two impressive bedrooms at the property, both double in size with stunning views. Bedroom one benefits from fitted wardrobes and a dressing area and a fully tiled en-suite shower room furnished with a shower cubicle, WC and wash hand basin. Bedroom two also has a fitted wardrobe.

The bathroom is fitted with a modern suite comprising of an enclosed bath with shower attachment over, WC and wash hand basin. The room is finished with tiled flooring and walls throughout.

Externally, the home benefits from uninterrupted views over the Jurassic coast and sea. These views can be enjoyed internally and via a southerly facing balcony. There is one allocated secure underground parking space.



Agents Notes:

Lease length - 125 years from 1.1.2006



The annual service charge is £2804.02

The annual ground rent is £350.00 per annum

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is D.

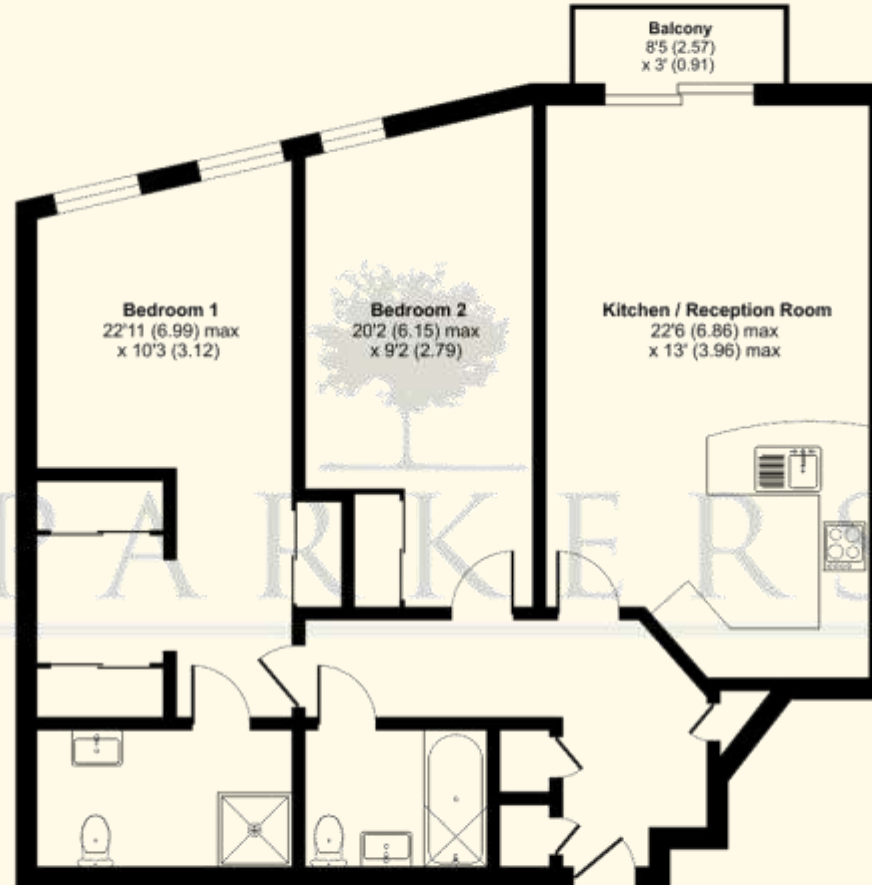
Services:

Mains electricity, water and drainage are connected. Gas fired central heating.

Quayside, West Bay, Bridport, DT6

Approximate Area = 929 sq ft / 86.3 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Parkers Estate Agents. REF: 1023842

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