



1 Kingfisher Court



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West Bay, DT6 4HQ

Just back from Seafront. Bridport 2 miles.

A well presented two bedroomed ground floor apartment located in a prime seaside location, just back from the esplanade/West Beach in the highly sought after coastal resort of West Bay.

- Well presented self-contained apartment
- Modern kitchen and shower room
- Sun lounge
- Parking permit
- Prime position just back from West Beach
- Views to the esplanade/West Cliff
- 2 Bedrooms
- Communal gardens
- Excellent holiday letting potential
- 999 Year lease from 1994 with freehold share, Council Tax Band A

Guide Price £225,000

THE PROPERTY

A well presented two bedroomed ground floor self-contained apartment, located in a sought after coastal position just back from the esplanade/West Beach and close to the harbour and amenities. Kingfisher Court is a purpose-built block of apartments and No. 1 is well located within the block enjoying a west/east facing aspect with views towards the esplanade, West Cliff and towards Bridport and the surrounding hills. It has been under the current ownership for some 24 years and well maintained and improved.

The excellent modern amenities include electric heating (electric convector heater, electric towel rail and plug-in electric oil-fired radiators), uPVC patio doors and windows, well equipped modern kitchen with light wood fronted units, work surfaces and breakfast bar plus comprehensive appliances - electric fan-assisted oven, electric ceramic halogen hob and stainless steel cooker hood. Modern fully tiled shower room with corner entry shower and mains shower, feature fireplace with electric fire and low maintenance floor coverings comprising ceramic tiling, vinyl and laminate wood flooring.



The light and bright accommodation extends to sun lounge with plumbing for washing machine, open plan 'L' shaped living/dining room/kitchen, two bedrooms, shower room.

OUTSIDE

The apartment has the benefit of a parking permit.

It enjoys the use of the large communal lawned gardens, which adjoin the esplanade.

HOLIDAY LETTING BUSINESS

A successful holiday letting business has been undertaken for the past 24 years generating excellent income. The property could be offered as a going concern with forward bookings and the contents by separate negotiation. Alternatively, vacant possession is available.

TENURE

999 Year lease from 1984 with a share of the freehold. The current service charge is £XX per annum.

SITUATION

Kingfisher Court occupies a prime position just back from the esplanade/West Beach and within the heart of the popular coastal resort of West Bay. West Bay forms part of the stunning World Heritage Jurassic Coast and is renowned for its picturesque harbour, bathing beaches and stunning coastline and cliff scenery. Within West Bay there are a whole range of amenities including cafes, restaurants and pubs as well as several independent retailers. The charming and thriving market town of Bridport is just to the north, offering a comprehensive range of shopping, business, leisure and cultural facilities. There are regular bus services between West Bay and Bridport.

SERVICES

Mains water, drainage and electricity. Electric heating.

Broadband - Standard up to 2Mbps and Superfast up to 80Mbps. Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services outside, and Vodafone for voice services inside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with Stags Bridport.

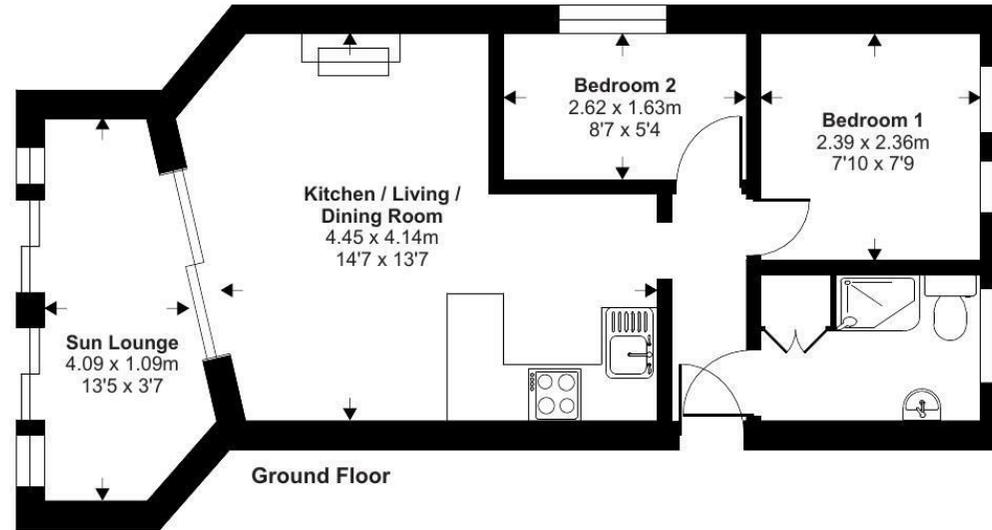
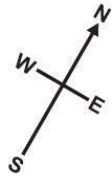
DIRECTIONS

From Bridport town centre follow South Street and at the Crown roundabout take the third exit to West Bay. Continue through the resort and past the harbour. At the roundabout take the 2nd exit onto Forty Foot Way and after the swimming pool the rear entrance to Kingfisher Court is seen on the left. Alternatively, drive to the esplanade and Kingfisher Court is the last building on the right.



Approximate Area = 451 sq ft / 41.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1137388

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(54-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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