



4, Brit View Road



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West Bay, Bridport, Dorset DT6 4HY

Harbour and Beaches 0.5 mile. Bridport 2 miles.

An attractive, spacious and newly improved, detached bungalow enjoying lovely long range views, in a sought after location of West Bay.

- Attractive detached bungalow
- 2 Double bedrooms
- Well equipped kitchen
- Good sized rear garden
- Favoured located on West Cliff
- Newly improved
- Shower room, cloakroom (potential en-suite)
- Through reception room and large conservatory
- Views over West Bay and countryside
- Freehold. Council Tax Band E

Guide Price £525,000

THE PROPERTY

4 Brit View Road is an attractive and spacious detached bungalow with a good sized private rear garden and lovely distant views in a peaceful location on the favoured West Cliff Estate, within the sought after Jurassic Coast resort of West Bay. It was traditionally built in circa 1970 with part reconstituted stone elevations under a tiled roof. It has been under the current ownership since 2005 and offered with no forward chain.

The property benefits from new improvements with a well equipped new kitchen with electric oven, electric hob, cooker hood and washing machine, internal redecoration and new floor coverings including fitted carpets. Other modern amenities include low maintenance uPVC fascias, gas central heating, uPVC sealed unit windows/doors, security alarm system, reconstituted stone fireplace with coal effect gas fire, large uPVC conservatory, modern shower room with good sized corner entry shower and built-in wardrobes to the principal bedroom.

The accommodation is well presented and good sized with potential to create an en-suite shower room from the existing cloakroom. There are lovely long range views to the rear over West Bay, East Cliff and the surrounding hills.



ACCOMMODATION

The accommodation extends to entrance lobby, reception hall, cloakroom, through living/dining room with bay window, uPVC conservatory, kitchen, main double bedroom with built-in wardrobes and bay window, second double bedroom, shower room with access to part boarded attic.

OUTSIDE

Driveway for two cars leading to the attached single garage with remote control roller door.

The front garden is down to lawn interspersed with a whole range of shrubs and there is a side pedestrian gate. The rear garden is a further feature, being good sized, private and enjoying the excellent views. There is an adjoining paved terrace, areas of lawn, again interspersed with a whole wide range of shrubs, timber decking and at the far end a sheltered paved terrace. There is also a summerhouse and shed (both requiring attention).

SITUATION

The property occupies a very attractive and peaceful location on the favoured private West Cliff Estate in West Bay. It is within easy reach of the centre, the South West Coastal Footpath and open countryside. The coastal resort of West Bay forms part of the Jurassic World Heritage Site and is within an Area of Outstanding Natural Beauty (AONB). It offers a picturesque harbour, popular beaches and esplanade along with a good range of amenities including local shops, public houses and an 18-hole golf course.

The thriving historic market town of Bridport, renowned for its wide streets, is within only a few miles, offering comprehensive business, shopping and leisure facilities plus arts centre, Electric Palace and leisure centre with indoor swimming pool. The county town of Dorchester, and Weymouth, are both within about 15 miles with rail services to London.

SERVICES

All mains services. Gas fired central heating.

Broadband - Standard up to 1Mbps and Superfast up to 69Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(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).

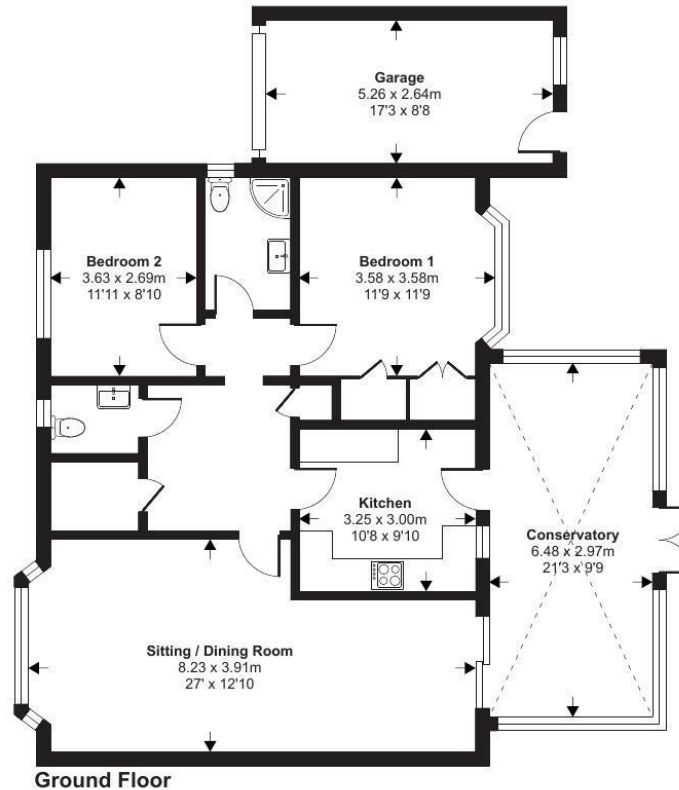
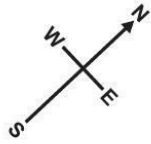
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Bridport office proceed down South Street to the roundabout, take the 3rd exit into West Bay Road, signed West Bay. On reaching West Bay continue along the harbour bridge and at the mini roundabout go straight ahead into Forty Foot Way. This leads into West Walks and Brit View is towards the end on the left. The property is on the right.





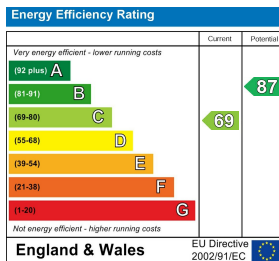
Approximate Area = 1136 sq ft / 105.5 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1286 sq ft / 119.4 sq m
 For identification only - Not to scale

Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2024. Produced for Stags. REF: 1152871

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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