



10, Brit View Road



STAGS

10, Brit View Road

West Bay, Bridport, DT6 4HY

Harbour and Beaches 0.5 mile. Bridport 2 miles.

An attractive spacious and well appointed detached bungalow enjoying wonderful long range views, occupying a sought after location in West Bay

- Attractive spacious bungalow with enlargement potential
- 2 Double bedrooms
- Large reception room and garden room
- Good sized well stocked rear garden
- Favoured location on West Cliff
- Well appointed and presented
- Shower room / wc , cloakroom
- Well equipped kitchen/.breakfast room
- Fantastic views and sea glimpses
- Freehold. Council Tax Band E

Guide Price £525,000

THE PROPERTY

10 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 and low maintenance PVC fascias/soffits. Under the current ownership since 2014, the bungalow has been subject to a whole number of improvements and updating.

The property is in well presented and well appointed with all modern amenities. The excellent features include gas-fired central heating (boiler replaced 2020), uPVC sealed unit windows, well equipped kitchen/breakfast room (fitted 2020) with contemporary extensive units including built-in larder, marble style work surfaces and breakfast bar and comprehensive appliances (Neff slide and hide electric oven, Neff induction hob and integrated Baumatic washing machine plus space for tumble drier), modern contemporary shower room (fitted 2017) with large walk-in shower.

The attractive, spacious, accommodation enjoys lovely long range views to the rear over West Bay, East Cliff, the surrounding hills and to Bridport. There are also sea glimpses from the living room and rear garden. There is excellent potential for an extension as have been carried out on other bungalows in the road and area, subject to the usual consents etc.

Briefly extending to recessed entrance porch, reception hall (the attic is boarded, has a light and a pull-down ladder), cloakroom, living room/dining room with large feature bay window and reconstituted stone feature fireplace (former open fireplace with chimney now removed although flue remains for possible future reinstatement), garden room, kitchen/breakfast room, two double bedrooms, shower room.

OUTSIDE

Driveway for two cars leading to the integral single garage with modern replaced door.

The front garden is down to lawn with flower and shrub beds 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 a full width paved terrace, large lawn and a variety of well stocked flower and shrub beds. There is also a useful sheltered side area with brick raised bed and two stores. Outside water tap and security lighting.

The rear is partly enclosed by high quality low maintenance metal fencing (with the benefit of guarantees).

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 Coast Footpath and open countryside. The popular 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, restaurants and an 18-hole golf course.

The thriving historic market town of Bridport, renowned for its wide streets, is very nearby, 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 0.3Mbps and Ultrafast up to 1000Mbps.

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).

AGENTS' NOTE

There is a Residents Association – West Cliff House Owners Association, with an annual service charge of £125 as a contribution towards the upkeep of the private roads etc.

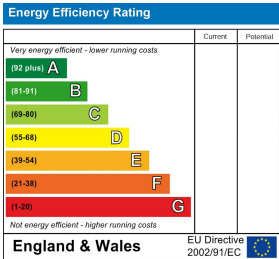
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

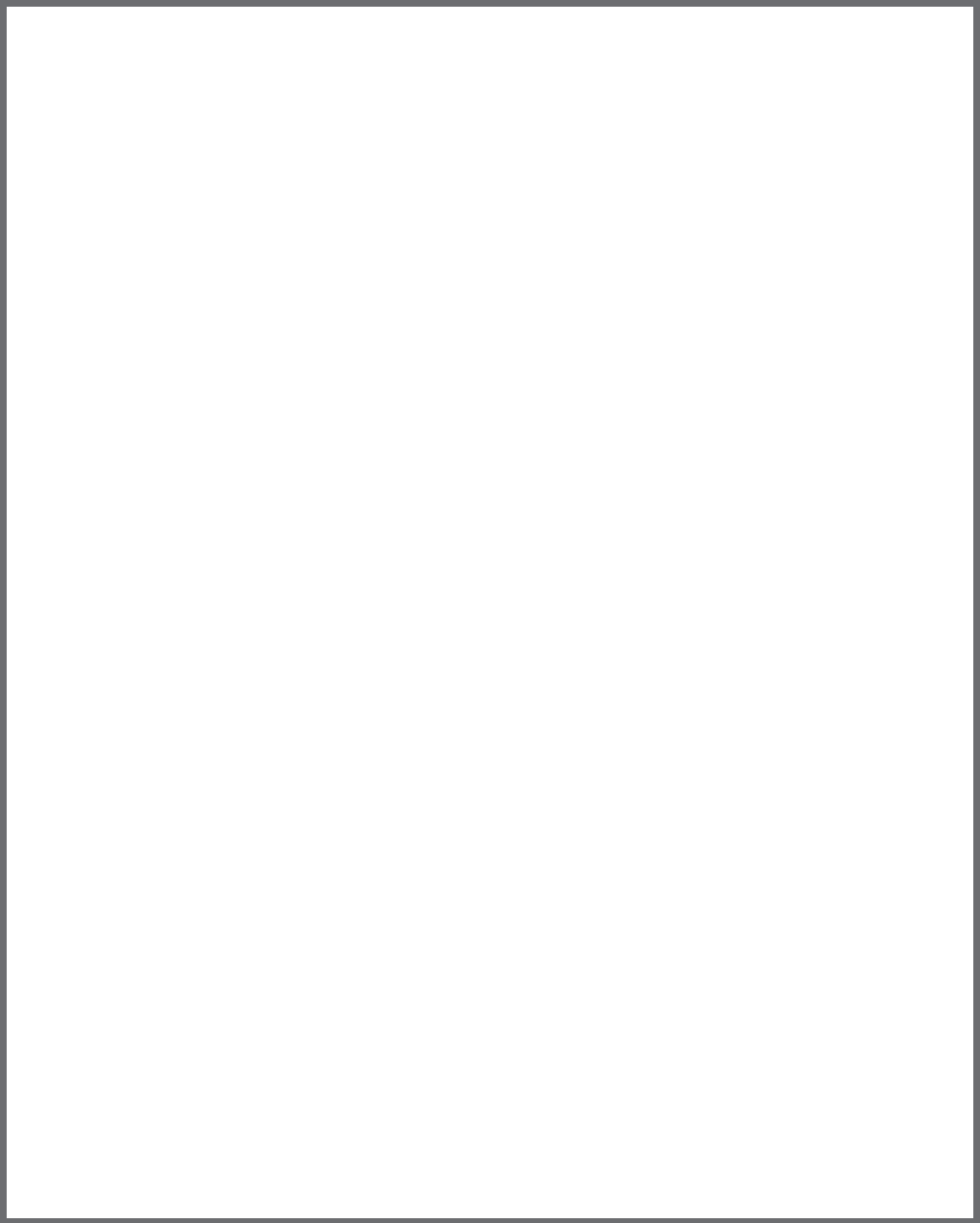
On reaching West Bay continue along the harbour bridge and at the mini-roundabout go straight ahead into Fort Foot Way. This leads into West Walk and Brit View Road is towards the end on the left. The property is seen after a short distance on the right.

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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