



Flat 2 St. Hildas



STAGS

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Victoria Grove, Bridport, DT6 3AD

Very spacious two bed split-level apartment in a highly convenient central location with a private garden.

- 2 bed garden flat
- Private garden
- 999 year lease with SOF
- Arranged over two floors
- EPC C, CTB B
- Period conversion in central location
- Close to town
- Two bedrooms
- Kitchen, sitting room
- Leasehold with share of freehold

Guide Price £250,000

Situated in the sought after Victoria Grove, Bridport, this delightful Edwardian apartment offers a unique blend of character and modern living arranged over two floors. Spanning an impressive 940 square feet, the property features a well-appointed reception room that serves as a perfect space for relaxation or entertaining guests, with a separate kitchen diner and the bedrooms on the lower level leading out to the private garden.

With its historical charm and spacious layout, this apartment is an ideal choice for those looking to enjoy the vibrant community of Bridport. The location offers easy access to local amenities, shops, and the stunning Dorset coastline, making it a perfect retreat for both relaxation and adventure.

There is no parking with the property, however there is free parking on street nearby and a permit can be purchased from the council.

This property presents a wonderful opportunity to own a piece of Bridport's history while enjoying the comforts of modern living. Don't miss the chance to make this charming apartment your new home.

999 year lease with a share of freehold. From 1st June 1986. Service charge is £1254 per annum. A section 20 for roof works is underway to make repairs. The current owner will be paying their percentage of the costs so this will not be passed on to the buyer and works should be completed soon.

The property is not listed, but is in a conservation area. All mains services gas central heating, boiler was installed in 2018. Mains drainage and electric.

Edwardian building, brick construction. There is damp present in the lower floor which could be rectified by tanking the walls.

Broadband - Standard up to 18Mbps and Ultrafast up to 1800Mbps.

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).





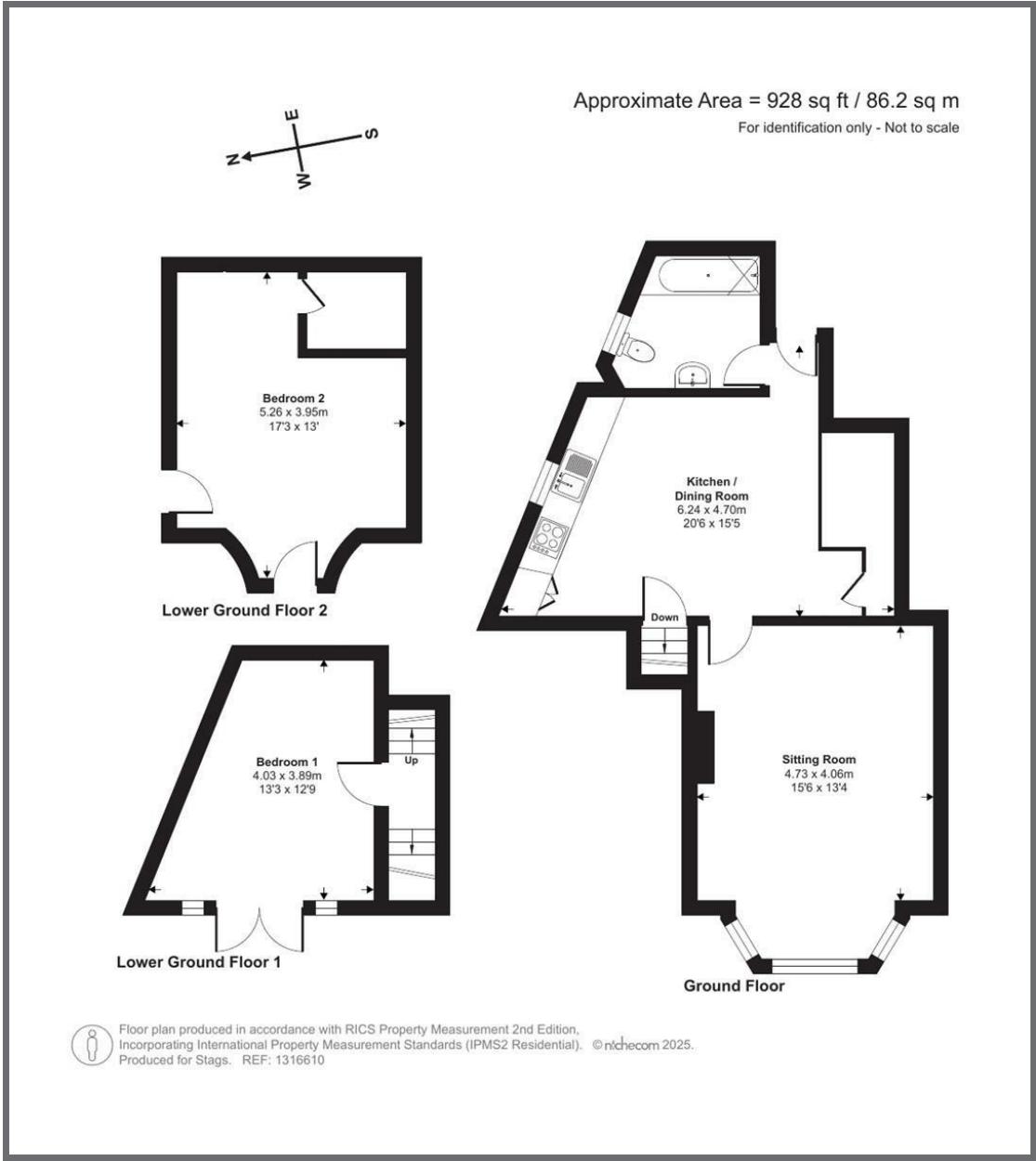
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			78
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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