4 Rosamond Court,

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Burton Bradstock, Bridport, Dorset DT6 4PZ

Village Centre/Hive Beach 0.5 miles. Bridport 3 miles.

A very spacious duplex apartment enjoying panoramic views to the sea, in the highly sought after coastal village of Burton Bradstock

- Very spacious duplex apartment
- 3 – 2 Bedrooms, 1 – 2 Reception rooms
- Newly fitted well equipped kitchen
- Well presented and appointed
- 999 Year lease from 2000
- Panoramic views to the sea
- Contemporary shower room and en-suite washroom
- Dressing room/occasional 4th bedroom
- Prime picturesque coastal village
- Freehold share. Council Tax Band C

Guide Price £275,000

THE PROPERTY

4 Rosamond Court is a very well presented and spacious duplex apartment enjoying panoramic views to the sea, in the highly sought after coastal village of Burton Bradstock. Rosamond Court is a purpose-built development comprising just 10 apartments arranged in two blocks, with attractive Purbeck stone elevations.

The property enjoys lovely panoramic views over the surrounding countryside to the clifftops and to the sea/Freshwater Beach with East Devon/Beer beyond.

Under the current ownership since 2016, it has been subject to extensive refurbishment and now offers very well presented/appointed accommodation with all modern amenities.

The excellent specification/improvements include gas-fired central heating, upgrading of the wiring, LED downlighters, new fitted kitchen with Neff electric oven, electric induction hob and cooker hood, plus space for slimline dishwasher, well appointed fully tiled contemporary shower room with large walk-in shower, complete redecoration and new fitted carpets.

The accommodation is spacious, versatile and very well presented, being arranged over two floors with a generous floor area.

The accommodation extends to:

First floor - Reception hall, living/dining room with double aspect and large reconstituted stone fireplace, kitchen, bedroom 2, bedroom 3/2nd reception room, shower room.

Second floor - Very large main bedroom, dressing room/study/occasional 4th bedroom, en-suite wash room (potential to create a shower room).

OUTSIDE
There is the benefit of a single garage and visitors' parking.

SITUATION
The property occupies a central position in the delightful and sought after coastal village of Burton Bradstock. The picturesque village centre is made up of stone houses and cottages for which the area is well known. The village is a thriving community with excellent facilities including a Post Office, public houses, garage with shop, church, village hall and primary school. There is easy access to Hive Beach, with its very popular cafe and clifftops forming part of the stunning Jurassic Heritage Coast. There are also numerous delightful walks through nearby countryside, which is designated as being one of outstanding natural beauty. Freshwater Holiday Park has a leisure/swimming pool complex. The village benefits from good bus services.

The thriving historic market town of Bridport and the harbour resort of West Bay are very nearby. The towns of Dorchester and Weymouth are also within easy reach, with rail services to London.

TENURE
The balance of a 999 year lease from 2000 with share of freehold.

Detailed information on the lease and service charge is available to interested buyers.

There is a residents' management company (Rosamond Court Dorset Association). The current maintenance charge is £1400 annually paid in two instalments.

AGENT'S NOTE
Pets are permitted subject to the lease provisions requiring that they do not cause nuisance to other residents. Long term lets are allowed but not holiday lettings.

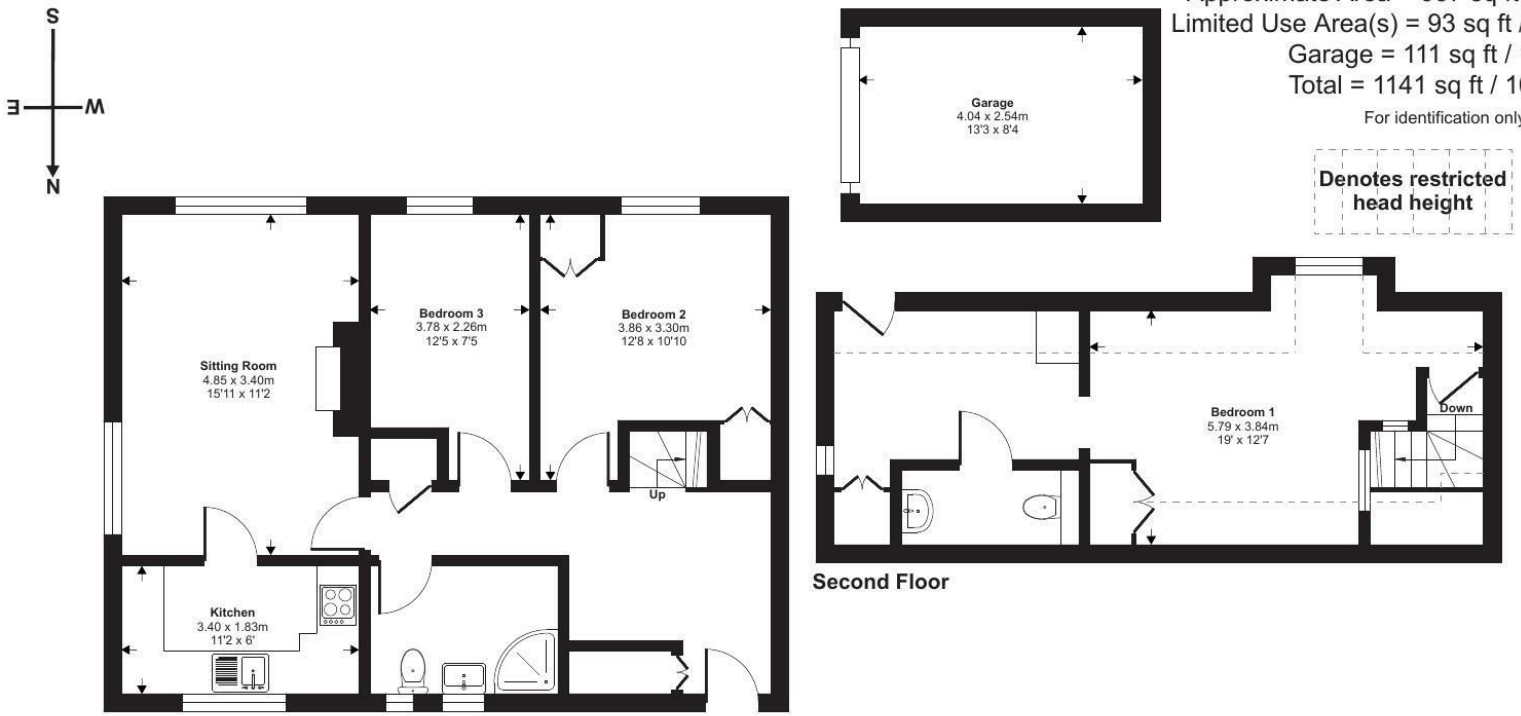
SERVICES
Mains electricity, water and drainage. Gas-fired central heating.
Broadband - Standard up to 20Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are Three, O2 and Vodafone for voice and data services inside in addition to EE for voice and data services outside. (Broadband 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 office in South Street, proceed south to the roundabout and take the 2nd exit signed Weymouth and Burton Bradstock. On entering the village Rosamond Court can be seen on the right (virtually opposite The Anchor public house).

RESIDENTIAL LETTINGS
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

Approximate Area = 937 sq ft / 87 sq m
Limited Use Area(s) = 93 sq ft / 8.6 sq m
Garage = 111 sq ft / 10.3 sq m
Total = 1141 sq ft / 105.9 sq m
For identification only - Not to scale



First Floor

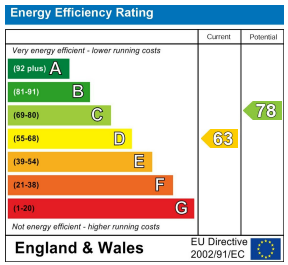
Second Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1188184

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.

STAGS



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk
01308 428000