



# Flat 10, Chesil House

Station Road, West Bay, Bridport



# Flat 10, Chesil House

Station Road  
West Bay  
Bridport DT6 4EW

Two bedroom first floor apartment in good order throughout with views over the beach at West Bay.



- Popular coastal location
  - Sea views
- Two double bedrooms
  - Garage

Guide Price £250,000

Leasehold - Share of Freehold

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## THE DWELLING

The Chesil House development is believed to have been built in the early 1970s and is sited a stone's throw from the beach at West Bay. What marks out this apartment from many is the direct views that it has from its living room and its principal bedroom.

## ACCOMMODATION

The apartment is arranged around a central hallway with, on the south side, a large living room with a sitting area to one end taking in the views through large picture windows and eating area to the other. On the same side of the apartment the main bedroom also looks towards the beach behind which is the bathroom that is organised with a shower over the bath supplied with hot water from a pressurised water system. The second bedroom lies to the rear of the apartment and is a good sized double with a built-in double wardrobe, while within the hallway there are three good sized built-in storage cupboards. The kitchen has in recent years been refurbished with a comprehensive range of floor and wall mounted units and cupboards with a breakfast bar to one side and space for an electric cooker, fridge/freezer, washing machine and a dishwasher. The apartment is heated with contemporary electric wall heaters, has a key operated lift system in the complex and within the courtyard of the development there is that most precious of West Bay commodities, a garage in a block.

## OUTSIDE

Separate garage in a block at the rear of Chesil House.

## SITUATION

The property lies in the centre of the pretty fishing village of West Bay, which has a choice of beaches and several shops, cafes and restaurants. West Bay and the vibrant rope-making town of Bridport between them provide an excellent range of cultural, recreational and shopping facilities with many arts and cultural events. The region is famed for its World Heritage Site Jurassic coastline, all of which is on your doorstep, while the county town of Dorchester lies within comfortable motoring distance. Sporting, walking and riding opportunities abound within the area. Transport links are good with mainline stations at Dorchester, Maiden Newton and Axminster, with road links along the A35.

## SERVICES

Mains electricity, drainage and water. Electric heating. Ultrafast broadband is available in this area. According to the website, mobile phone coverage is limited indoors and likely outdoors. We have been advised by the vendors that they and the other flat owners have not experienced any issues with mobile coverage indoors. (<https://www.ofcom.org.uk>).  
Dorset Council: 01305 251010  
Council Tax Band: C.

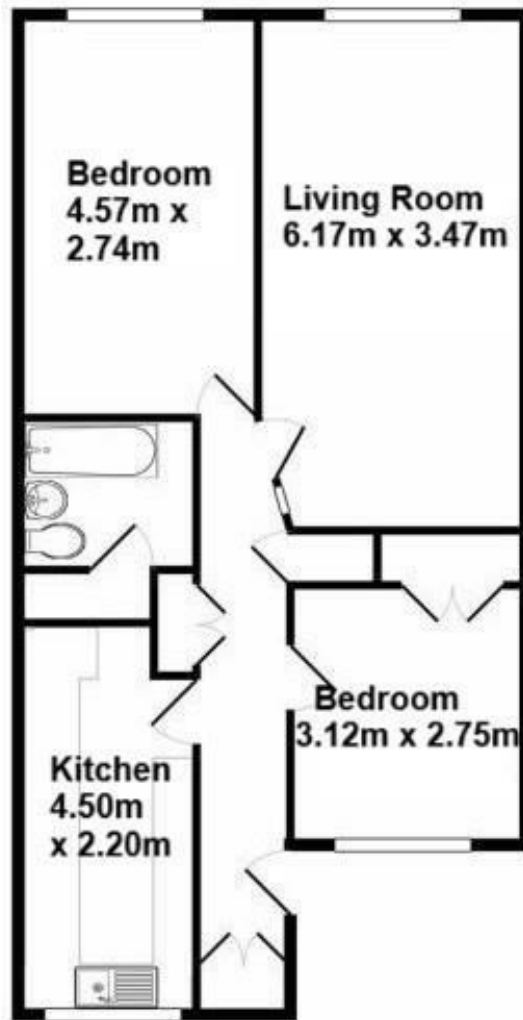
## MATERIAL INFORMATION

Leasehold - Share of freehold. 999 year lease from 1988. Annual service charge of £2260 per annum currently paid quarterly and includes building insurance and water charges.  
No annual ground rent payable.  
We have been advised that one pet is allowed and holiday letting/long-term letting is permitted.  
The majority of the contents are available by separate negotiation so the apartment can be opened as a holiday let immediately.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
101-120 kWh/m <sup>2</sup>	A		
81-100 kWh/m <sup>2</sup>	B		
61-80 kWh/m <sup>2</sup>	C		
41-60 kWh/m <sup>2</sup>	D		
21-40 kWh/m <sup>2</sup>	E		
1-20 kWh/m <sup>2</sup>	F		
1-20 kWh/m <sup>2</sup>	G		
Very energy inefficient - highest running costs			
England & Wales		68	82
EU Directive 2002/91/EC			



TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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