

Vicary & Co Estate Agents

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Dorset

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Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers

Residential - Commercial - Rural



4 Kingfisher Court, West Bay, Bridport, DT6 4HQ
Guide Price £195,000



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Newly decorated one-bedroom ground floor apartment, ideally situated just moments from the esplanade and beach at West Bay with garage and access to communal gardens. The property would make an excellent holiday home. Offered fully furnished.



Property Details

- Ground floor
- Communal Gardens
- Garage
- Open plan living area
- Permit Parking
- No onward chain

THE PROPERTY

A beautifully maintained one-bedroom ground floor apartment located in the heart of West Bay, only a short stroll from the picturesque esplanade and beachfront.

The property is ready to move in and offered on a fully furnished basis, making it an excellent holiday home with holiday letting potential.

Offering open plan living accommodation with modern kitchenette and floor to ceiling French doors, a separate bedroom and a modern shower room, the property is well equipped as a home or would make an ideal holiday home.

Enjoying a desirable westerly aspect, the apartment benefits from an abundance of natural light and stunning sunset views.

OUTSIDE

Externally, the property benefits from a garage on block, parking permit and access to attractive communal gardens.

SITUATION

West Bay is a highly sought-after coastal harbour town situated on the stunning Jurassic Coast, a designated UNESCO World Heritage Site. Renowned for its picturesque beaches, dramatic cliff scenery and vibrant harbour, the area offers an excellent range of amenities including cafés, restaurants, public houses and local shops.

The nearby market town of Bridport provides a wider selection of independent retailers, supermarkets, leisure

facilities and schooling, together with its popular twice-weekly street market and thriving arts scene.

The surrounding countryside and coastline offer an abundance of walking and outdoor pursuits, including the South West Coast Path.

SITUATION & LOCAL AREA

West Bay enjoys good road links to the neighbouring towns of Dorchester, Lyme Regis and Weymouth, with mainline rail services available from Dorchester and Crewkerne providing connections to London Waterloo.

PROPERTY TENURE

Leasehold

INFORMATION

Heating Type: Electric

Construction Type: Conventional construction with a tiled roof.

Broadband: Superfast Available (Ofcom Data)

Mobile phone coverage: Network coverage is generally available outside on most networks, please refer to Ofcom website.

Flood risk: Very low based on date from gov.uk website

Parking: Garage & Permit Parking

SERVICES

Mains electricity, water and drainage.

Council Tax Band: A (Dorset Council)

EPC: C(70)

Service charges: £2,259.21/pa

Ground Rent: TBC

VIEWINGS

Strictly by appointment only with Vicary & Co



Kingfisher Court, West Bay, Bridport, Dorset, DT6 4HQ



Floor Plan

Approx. Gross Internal Floor Area 479 sq. ft / 44.54 sq. m

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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