

A photograph of a modern residential building, likely a care home or retirement village. The building features a two-story structure with a balcony on the upper floor, enclosed by a green mesh screen and a metal railing. The ground floor has large windows and a covered entrance area. The building is surrounded by a well-maintained courtyard with green lawns, flower beds, and a brick wall. In the background, another building is visible under a blue sky with scattered clouds.

Symonds  
& Sampson

# Flat 31

Old Shipyard Centre, West Bay, Bridport



# Flat 31

Old Shipyard Centre  
West Bay  
Bridport  
DT6 4HG

A two bedroom ground floor apartment seconds away from West Bay promenade with the added benefit of two parking spaces.



- Seafront location
- Two parking spaces
- Two bedrooms
- Ground floor apartment

Guide Price **£280,000**

Leasehold - Share of Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)





## THE DWELLING

Situated in an enviable position a few steps away from the harbour and beaches, this 1970's ground floor apartment offers spacious rooms and further benefits from two allocated parking spaces.

## ACCOMMODATION

The apartment is arranged around a central hallway with the living accommodation to one side and the sleeping accommodation to the other. The sitting room is at the front of the apartment with front facing window catching a glimpse of East Cliff. This room has space to accommodate a sitting area to one side and dining area to the other. The kitchen is at the back of the property with a variety of floor and wall mounted units with space for a cooker, washing machine and additional white goods.

The kitchen has space to accommodate a breakfast table and chairs to its centre. The two bedrooms are both double rooms and the shower room is partly tiled with a white suite comprising W/C, wash hand basin and adapted shower.

## OUTSIDE

To the front of the apartment is a communal outside area and fabulous views across the promenade and toward East Cliff. Immediately in front of the apartment is an area with space for pots and plants. A short distance away are the two parking spaces.

## SERVICES

Mains electricity, water and drainage. Night storage heating.

Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is mostly good indoors and good outdoors. (<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: B.

## SITUATION

West Bay is a popular holiday area with a working harbour, recently constructed piers, and a choice of beaches. Amenities in the village include pubs, restaurants, cafes, galleries, antiques arcade and various shops, including a fishmonger. The area is popular for scuba diving, sailing, fishing and walking. The bustling market town of Bridport is

close by with a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Crewkerne, Dorchester and Axminster.

## MATERIAL INFORMATION

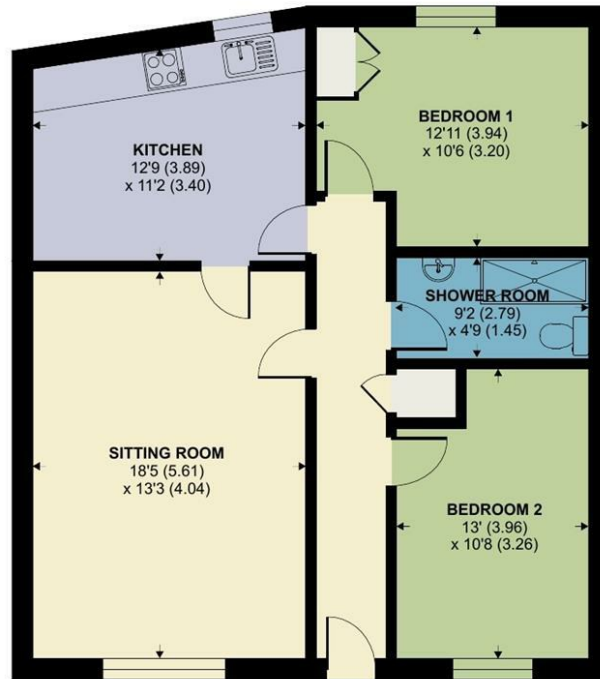
We have been advised that the lease on this apartment is 999 years from 24/06/1994. The service charge for the year 2022/23 is £3,380.63 pa which is paid monthly via direct debit. The ground rent is a 'peppercorn' and therefore there is no provision for increase or renewal. It is understood that holiday letting and pets are permitted. The property lies within an area with a high risk of flooding from rivers and the sea. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.



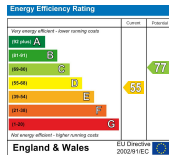
# Old Shipyard Centre, West Bay, Bridport

Approximate Area = 785 sq ft / 72.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Symonds & Sampson. REF: 866743



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01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
23, South Street,  
Bridport, Dorset DT6 3NU



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