



25, Old Shipyard Centre



# 25, Old Shipyard

, West Bay, Bridport, DT6 4HG

Just back from Beach/Harbour. Bridport 2 miles.

Enjoying a great seaside location in the popular coastal resort of West Bay, just back from West Beach and the harbour.

- Open to offers
- Spacious and south-facing
- Modern kitchen and wet room
- Courtyard and communal gardens
- 999 Year lease from 1994 with freehold share
- Self-contained ground floor flat
- 2 Double bedrooms
- 'L' shaped living/dining room
- Parking
- Council Tax Band B

Guide Price £195,000

## THE PROPERTY

A south-facing two bedroomed, self-contained, ground floor apartment, occupying a great seaside position just back from the esplanade/West Beach in the highly sought after village of West Bay on the stunning Jurassic Coast.

The Old Shipyard Centre comprises a group of purpose-built apartments arranged around communal gardens and grounds. No. 25 enjoys a south-facing aspect overlooking the communal gardens with the esplanade beyond (no sea view).

The apartment offers all modern amenities including electric heating (traditional water filled radiators with electric boiler), uPVC windows/doors, modern fitted kitchen with electric oven, ceramic halogen hob and cooker range, plus a modern shower room.

The attractive accommodation extends to – Entrance hall, 'L' shaped living/dining room, kitchen with outside door (to small rear courtyard), two double bedrooms, shower/wet room.

## OUTSIDE

The apartment has a parking permit for one car. A second parking permit is available, if required, subject to an annual charge.



To the front of the apartment is a covered area (not part of the leasehold), enjoying a south-facing aspect overlooking the esplanade. This area can be used for outside seating etc. The owners also have a small courtyard area by the kitchen (again, not part of the leasehold).

There is also the benefit of large communal gardens within the Old Shipyard Centre.

### TENURE

999 Year lease from 1994 with a share of the freehold. The service charge for 2024/2025 is £2,205.82.

A copy of the lease is available on request.

### SITUATION

Old Shipyard Centre occupies a prime seaside position just back from the esplanade/West Beach and within the heart of the popular coastal resort of West Bay. West Bay forms part of the stunning World Heritage Jurassic Coast and is renowned for its picturesque harbour, bathing beaches and stunning coastline and cliff scenery. Within West Bay there are a whole range of amenities including cafes, restaurants and pubs plus a convenience store. The charming and thriving market town of Bridport is very nearby, offering a comprehensive range of shopping, business, leisure and cultural facilities. There are regular bus services between West Bay and Bridport.

### SERVICES

Mains electricity, water and drainage. Electric heating (traditional water filled radiators).

Broadband - Standard up to 2Mbps and Superfast up to 8Mbps.

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.)

### VIEWINGS

Strictly by appointment with Stags Bridport.

### DIRECTIONS

From Bridport town centre, follow South Street and at the Crown roundabout take the 3rd exit to West Bay. Continue through the resort and past the harbour. At the roundabout take the 1st exit to the esplanade. Old Shipyard Centre is seen on the right (the garage and parking space is accessed off Forty Foot Way).

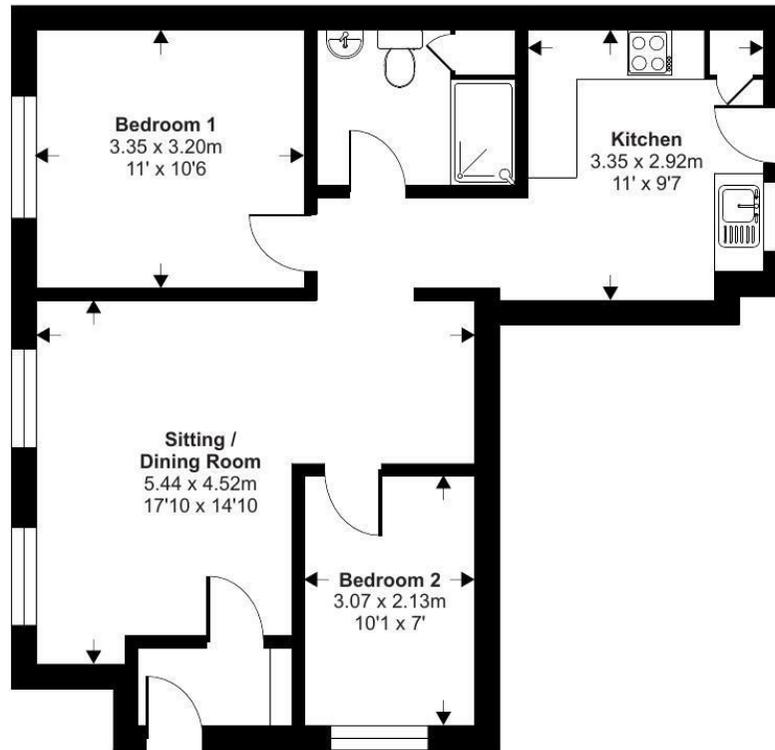
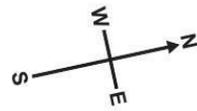
### RESIDENTIAL LETTINGS

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](mailto:rentals.bridport@stags.co.uk)



Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1226293

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			46
(21-38) <b>F</b>			
(1-20) <b>G</b>		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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