



114b, West Bay Road,



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Bridport, Dorset DT6 4AX

West Bay/Jurassic Coast 0.8 mile. Bridport Town Centre 0.7 mile.

A very spacious and unique self-contained maisonette, enjoying lovely views over the Brit Valley, ideally located halfway between Bridport and West Bay.

- Unique home
- Well appointed and presented
- 3 Bedrooms (or 2 plus dining room)
- Garage, parking and private garden
- 961 Year lease with freehold share
- Very spacious 1000sqft
- Lovely far reaching views
- 2 Bathrooms (1 en-suite)
- Highly convenient location
- Council Tax Band C

Guide Price £285,000

THE PROPERTY

114b West Bay Road is a very spacious and unique self-contained apartment/maisonette in a very attractive and highly convenient location midway between Bridport town centre and West Bay. It is one of only two purpose-built apartments built in 1978 and has been subject to enlargement and refurbishment to a very high standard.

The property faces east/west and enjoys far reaching views to the rear over the Brit Valley and the surrounding hills. The accommodation is very spacious and well proportioned with a generous net floor area and extensive storage.

It is very well appointed with all modern amenities including gas-fired central heating (boiler replaced just four years ago), well appointed kitchen with attractive units, solid wood worktops, Belfast sink, AEG double oven, electric hob and extractor fan and attractive bathroom/shower fittings together with newly fitted solid pine panelled internal doors.



OUTSIDE

The property has the benefit of its own private front garden/parking area with shrubs and to the rear is a single garage/store.

SITUATION

West Bay is a well established and sought after road between West Bay and Bridport. The thriving historic town of Bridport is within easy reach, offering comprehensive shopping, business and leisure facilities, together with a twice weekly market. Morrisons Superstore and Bridport Leisure Centre are both within about half a mile. The immediate area is designated as one of outstanding natural beauty (AONB) and there is nearby access to open countryside.

The popular coastal resort of West Bay is also very nearby, which lies on the beautiful Jurassic Coast. It features a picturesque harbour, bathing beaches and a good range of amenities including an 18 hole golf course.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 15Mbps and Superfast up to 65Mbps.

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.)

TENURE

Balance of 999 lease (from 1986) with freehold share. There is no service charge and insurance is split 50:50.

Letting by joint freeholders consent.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From our Bridport office proceed down South Street and through the traffic lights to the roundabout. Take the 3rd exit into West Bay Road and the property will be seen on the right after about 0.1 mile.



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.



Approximate Area = 1171 sq ft / 108.7 sq m (excludes limited use area)
For identification only - Not to scale

First Floor

Second Floor

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2024. Produced for Stags. REF: 1221171



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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