



**Connells**

Esplanade  
West Bay Bridport



## Property Description

With No Onward Chain and ideally situated on West Bay's esplanade this two bedroom ground floor apartment enjoys stunning sea views. West Bay is a popular seaside resort on the World Heritage Jurassic coastline in West Dorset close to the market town of Bridport. The property comprises two bedrooms, the principal of which opens onto private rear garden, a spacious open-plan lounge-diner, galley kitchen, shower room and south facing sun room.

## Ground Floor

### Sun Room

19' x 4' 7" ( 5.79m x 1.40m )

Double glazed sliding doors lead into the sun lounge with additional double glazed windows and a door leading to the lounge, the sun lounge overlooks the esplanade with stunning sea views.

### Lounge

14' x 13' ( 4.27m x 3.96m )

With a door leading from the sun lounge and with a double glazed window between the lounge and the sun lounge, an electric storage radiator, a television aerial socket, a telephone point, an opening leading to the kitchen and a door leading to bedroom one.

### Kitchen

12' 11" x 5' ( 3.94m x 1.52m )

A doorway leads from the lounge to this fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob, plumbing for a washing machine, a space for a fridge freezer and a double glazed window to the front aspect that looks into the Sun Room.

## Rear Hallway

The rear hall has doors leading to bedrooms 1, 2 and the shower room.

## Bedroom 1

8' 6" x 10' 11" ( 2.59m x 3.33m )

Door leading from the lounge, with a double glazed window to the rear aspect, an electric radiator, a consumer cupboard, a double glazed door to the rear and a door leading to the rear hallway.

## Bedroom 2

6' 11" x 10' 10" ( 2.11m x 3.30m )

Door leading from the rear entrance hall, with a double glazed window to the rear aspect and an electric radiator.

## Bathroom

Door leading from the rear entrance hall, with a double glazed window to the front aspect, an electric radiator, a WC, a wash hand basin and a shower cubicle.

## Outside

## Rear Garden

Door leading from bedroom 1 to the rear garden with an external tap, an area laid to gravel, flower borders and a right of way through neighbours to the end.

## Garage

16' 3" x 8' 10" ( 4.95m x 2.69m )

Single garage in a block with an up and over garage door.

## Parking

Additional permit parking is available in a designated parking area.









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3 High West Street  
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EPC Rating: E Council Tax Band: B

Service Charge:  
2119 86

Ground Rent:  
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Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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