



Symonds
& Sampson

Applecross

West Cliff Road, West Bay, Bridport

Applecross

West Cliff Road
West Bay
Bridport
Dorset DT6 4HR

Detached three bedroom property in excellent condition with wonderful views over West Bay and to the sea towards Portland.



- A walk to the beach
- Spacious accommodation
 - Panoramic views
 - Parking and garage
- Double plot in a private road

Guide Price £650,000

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

This detached house is all about position and condition. Overlooking the harbour at West Bay, Applecross sits high on West Cliff with wonderful sea views out towards Portland and lovely views over the surrounding countryside. It also lies within walking distance of both the beach and a number of useful local shops, pubs and restaurants. In terms of condition the property, built by the Ilchester Estates in the 1920s, combines the charm and character of a period property with a contemporary feel underlined by the installation of practical double glazing, lovely contemporary oak framed doors, a fully tiled shower room, gas fired central heating and an interior that is beautifully decorated throughout. If you want to feel as if you are permanently on holiday this is the property for you!

OUTSIDE

To the front of the property there is a layby providing parking for one car while in the adjoining lane there is access to a double garage equipped with an electric remotely operated up and over door providing parking for one or two cars and further parking in front. The gardens stretch from the east side of the property with the main body facing south and in turn around to a west facing area. There is a substantial paved sun terrace on the south side of the property below which there are formal lawns edged by well-stocked herbaceous and shrub borders providing shape, colour and form throughout the year. In addition to

the useful storage space in the garage there is an attached block built shed/workshop.

SITUATION

The property is situated in the popular seaside resort of West Bay. The harbour is surrounded by small shops and cafes, with several pubs and hotels. Nearby Bridport is a bustling market town with a history of rope-making and is close to the World Heritage Jurassic coastline. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. West Bay has its harbour and beaches and a variety of small businesses catering for everyday needs. Bridport is conveniently placed for Dorchester and Weymouth to the east and Axminster to the west.

DIRECTIONS

What3words:///flitting.sparks.panning

SERVICES

Mains electricity, drainage and water. Gas fired central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: E

LOCAL AUTHORITY

Dorset Council 01305 251010

Tax Band: F

AGENTS NOTE

The property is within a private development. Maintenance of the communal areas and roads is covered by an annual service charge of £100.



Energy Efficiency Rating	
Very energy efficient (lowest energy class)	Lowest
A	77
B	
C	
D	
E	
F	
G	
<small>Information on energy efficiency ratings can be found at www.gov.uk</small> <small>England & Wales</small>	

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Approximate Area = 1657 sq ft / 153.9 sq m
 Garage = 275 sq ft / 25.5 sq m
 Shed = 94 sq ft / 8.7 sq m
 Total = 2026 sq ft / 188.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1386034



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