

Flat 19 Chesil House

West Bay Bridport Dorset
DT6 4EW



Guide Price £260,000 Share of Freehold

A well modernised and beautifully presented, spacious and light first floor flat with lift facility within a seaside complex in the centre of West Bay with its good local facilities, beaches and access to the Jurassic Coastline and South West Coastal Path



SITUATION: Chesil House is located on the corner of West Bay Road and old Station Road right opposite the access to East Beach with which offers a gateway to the Jurassic cliffs and coastal paths and there is also a fishing/boating harbour close by. There are good local facilities close by including fishmongers, bakers, Spar shop, 3 pubs/restaurants, a Discovery Centre, various cafes and eating establishments including the celebrated West Bay Kitchen, kiosks and the West Dorset golf club approximately 1 mile distant.

West Bay is a holiday/retirement destination, has good and celebrated heritage and affords clubs and organisations covering many water sports. There are many festivals and events, including the Torchlight Procession, Bonfire night, West Bay Day, firework displays, raft race, annual swims and is renowned for its community spirit.

The town of Bridport lies some 2 miles to the north with public walkway/cycle route and bus connections. Bridport has a vibrant community, twice-weekly street market, mainly independent shops, artisan markets, vintage quadrant and artists studios and the town hosts many events and festivals all year round.

THE FLAT is on the very northern edge of this enclave complex of seaside flats built in the early 1970's with the first builder having completed the section in which No 19 is situated. The inner courtyard provides parking and there is one designated space for this property.

This flat is privately tucked away at the end of the northern outdoor corridor which has lift access and also an outside spiral staircase directly to the car parking and therefore not needing to enter the main complex.

It has in recent years benefitted from a quality refurbishment including additional insulation, new decoration, dado rails and mainly Axminster carpeting/modern flooring together with a quality kitchen with bespoke solid surfaces and mainly integrated appliances - a superb space for enjoying culinary pastimes. There has also been an eye to detail with four TV aerial points, lighting, private satellite dish, CCTV and plenty of power points, together with a modern Ariston hot water system and is tastefully decorated throughout.

The rooms are spacious and there are large double-glazed windows affording good natural light through from east to west, also affording pleasant open aspect up East Cliff and beautiful skylscapes.

The property offers a wonderful opportunity for retirement, holiday retreat or for holiday letting.

DIRECTIONS: From the centre of Bridport travelling south along South Street, take the third exit off the roundabout signposted to West Bay. Continue into West Bay and bear left and the main entrance will be found on the left-hand side.

The main communal glazed sliding entrance doors are on the south and there is a further open entrance to the rear off the courtyard with lift and inner staircase rising to the first floor. No 19 is located at the end of the northern corridor.

THE ACCOMMODATION comprises the following:

Private uPVC modern entrance door opening to:

HALLWAY with carpeted flooring. Double-doored built-in wardrobe/storage cupboard and a single doored, walk-in storage cupboard.

LIVING ROOM with large window to the west affording superb skylscapes over the rooftops opposite. A good-sized room with feature "pebble" electric fireplace.

SUPERB FITTED KITCHEN: Galley-style and comprehensively fitted with a very attractive range of units comprising wall-mounted cupboards and lots of base cupboards, drawer sections and bottle rack with solid wood work surfaces and upstands incorporating a single bowl, single drainer sink unit with mixer tap, 4-ring induction hob with cooker hood over. Built-in appliances include an integrated washing machine,

ovens and fridge/freezer (all Electrolux). A further worksurface extends along the smaller side wall suitable for a slimline bottle cooler underneath and storage space/breakfast bar. Window to the east looking up the East Cliff opposite and bringing in easterly light. Four-spotlight ceiling light. New part-glazed door from hallway ensuring transmission of light.

BEDROOM 1 with large picture window to the west. One feature wall with wood panelling. Small built-in wall safe.

BEDROOM 2 with large picture window to the east and with four-doored wardrobe built in. This room also has a feature panelled wall.

BATHROOM with white suite comprising panelled bath with shower attachment, toilet and basin. Mainly tiled walls, towel rail (not heated). Built-in airing cupboard housing the Ariston hot water cylinder.

OUTSIDE

An outside spiral staircase leads down to the parking area in which there is one designated parking space.

SERVICES

Mains water, electricity and drainage. The original night storage heating has been replaced by plug in electric heaters (with a large saving on electricity costs). The flat has its own private satellite dish with permission from the management company, with TV points in all principal rooms. Council Tax band 'C'. Mobile and broadband coverage - see Ofcom website.

CONTENTS: The contents are available for purchase by separate negotiation if desired.

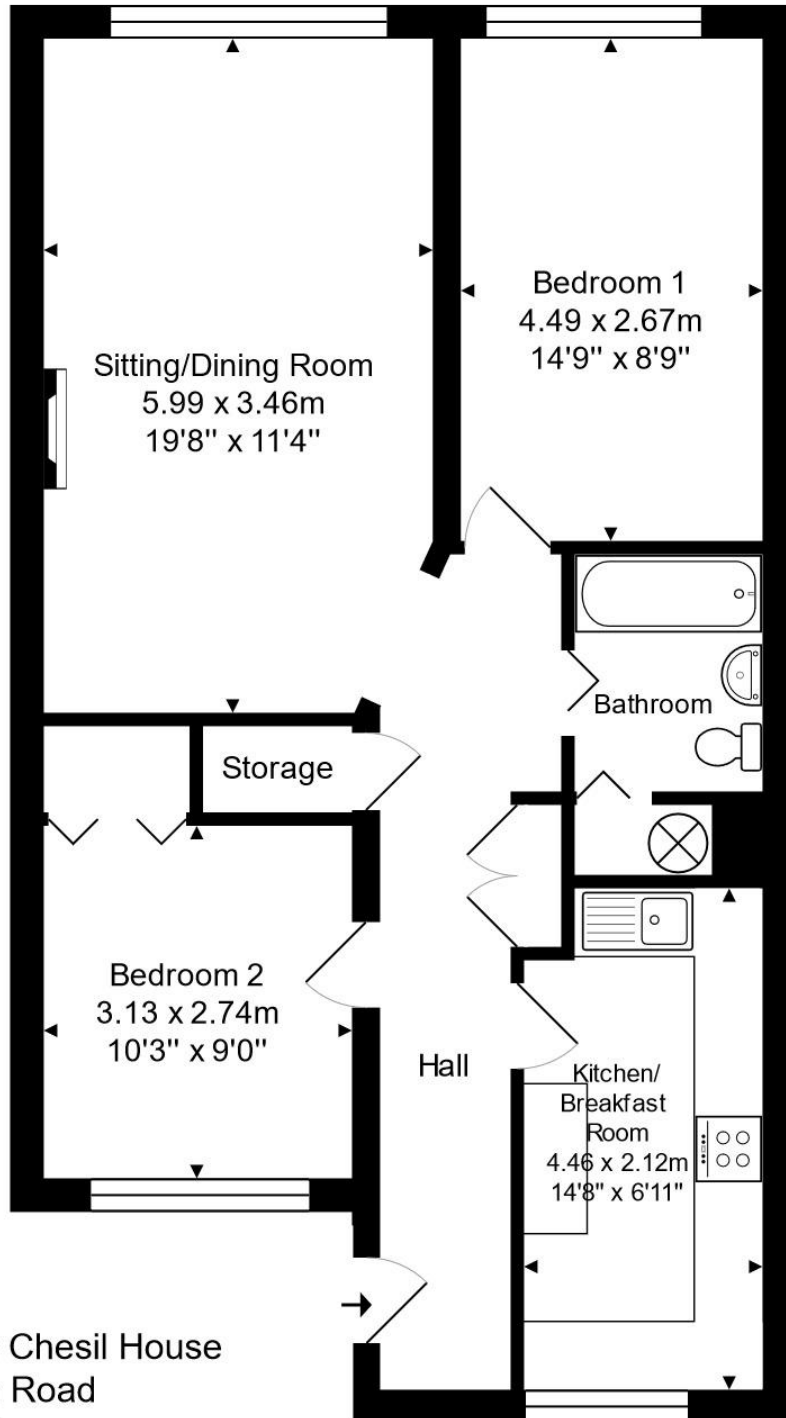
TENURE: 999-year lease (967 years remaining) with share of the freehold and management company. Service charges - to be confirmed.

RESTRICTIONS: It is understood that the lease allows for a small dog or cat. Holiday lets were prohibited originally but there is evidence of several holiday lets on-going and permitted by the management committee.

TC/LL/KEA260017/17326

Preliminary particulars prepared 17.3.26

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Station Road
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Total Area: 72.3 m² ... 779 ft²

Not to scale. Measurements are approximate and for guidance only.





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