

5 The Boardwalk, Quay West

West Bay Bridport Dorset
DT6 4GZ



Guide Price £375,000 Leasehold

A luxury 2 bed first floor harbourside apartment in pristine condition well established as a holiday letting business for sale lock-stock-and-barrel in the heart of West Bay, along the Jurassic Coastline



SITUATION: The property is located in a modern development known as Quay West which was built in 2006. The flat is located on the north-east corner of the block and is immediately adjacent to the fishing/boating harbour and with magnificent views over to the sea and cliffs as well as towards the countryside to the east.

The location lies right in the heart of the coastal village of West Bay which has beaches for swimming, piers and harbour for crabbing and fishing, kiosks, cafes, 3 pubs and renowned restaurants offering a wealth of food alternatives, an antique and vintage emporium, tourist shops, recreation areas and a nearby convenience store. There are many water sports and leisure activities catered for and there is direct access to the Jurassic Coast and South West Coastal Paths. There are regular markets including a Sunday car boot sale during summer months, art galleries and a wealth of festivities and events all year round including spectacular firework displays.

Regular clubs include swimming and gig-rowing and there is a golf course on East Cliff and the area is also popular for fossil hunting, paragliding, canoeing and scuba diving.

There are buses and walkways into the vibrant town centre of Bridport, some 2 miles to the north, which is renowned for its culture and art and The Electric Palace theatre/cinema and adjoining cafe/cocktail bar hosts many events. There is also a popular twice-weekly street market.

THE PROPERTY certainly has the "wow" factor regarding location, the sitting out balcony, large windows affording magnificent views and bringing in much light, the beautifully appointed accommodation with a prevalence of engineered oak flooring with underfloor heating and matching wooden doors, updated gas boiler (2-3 years old), shaped kitchen/dining/living room with integrated appliances, 2 double bedrooms, luxury en-suite and family bathroom, designated parking and visitors' spaces.

The property is ideally suited as a holiday-let investment and would provide a modern and well-appointed permanent home or private retreat. The lift facility makes this even more desirable for those with mobility issues.

With the property well established as a holiday let for many years and with bookings continual for 9 months of the year, this offers an opportunity for investment and, with the contents included, it is ready to go. Annual PAT testing and gas service carried out. The property has been let through Sykes with sellers doing the cleaning and maintenance.

DIRECTIONS: Proceed into West Bay and alongside the harbour, over the river bridge and the property will be seen directly in front of you with parking in the underground parking area accessed by the lane on the north side of the development.

THE ACCOMMODATION comprises a main front entrance door with key pad opening to a **COMMUNAL HALLWAY** which is spacious and well-kept with mail boxes and with lift and staircase rising to the first floor:

COMMUNAL LANDING with private door on the right giving access to No 5. Private fire door opening to: **ENTRANCE HALL/PASSAGEWAY** with two built-in cupboards, one housing the airing cupboard and the other plumbed for a washing machine.

SHAPED, CONTEMPORARY LIVING/DINING ROOM WITH FITTED KITCHEN enjoying a glazed window pane to the easterly views and double sliding doors to the outside balcony with glass balustrade which accommodates a bistro table and chairs, affording views over the fishing/boating harbour to hillsides beyond.

The Kitchen Area is superbly fitted with an attractive range of wall cupboards including some glazed display cabinets and base cupboards and drawers with complimenting work surfaces and splashbacks and includes a gas hob with hood over and integrated appliances including an electric double oven, dishwasher, fridge and freezer.

The Dining Area offers plenty of space for a 4-seater dining table and chairs.

The Living Area offers practical space for relaxing and enjoying TV.

MASTER BEDROOM is a good-sized double with fitted wardrobes and window to the north, together with: **EN-SUITE SHOWER ROOM** with modern suite and decor including a shower, wash basin and WC and a heated towel rail.

BEDROOM 2 is a king-size bedroom (presently with twin beds) with built-in wardrobe and window to the north westerly views.

FAMILY BATHROOM is also beautifully presented and decorated with suite providing a panelled bath with hand shower, wash basin, WC and heated towel rail and double-mirror-doored medicine cabinet.

OUTSIDE

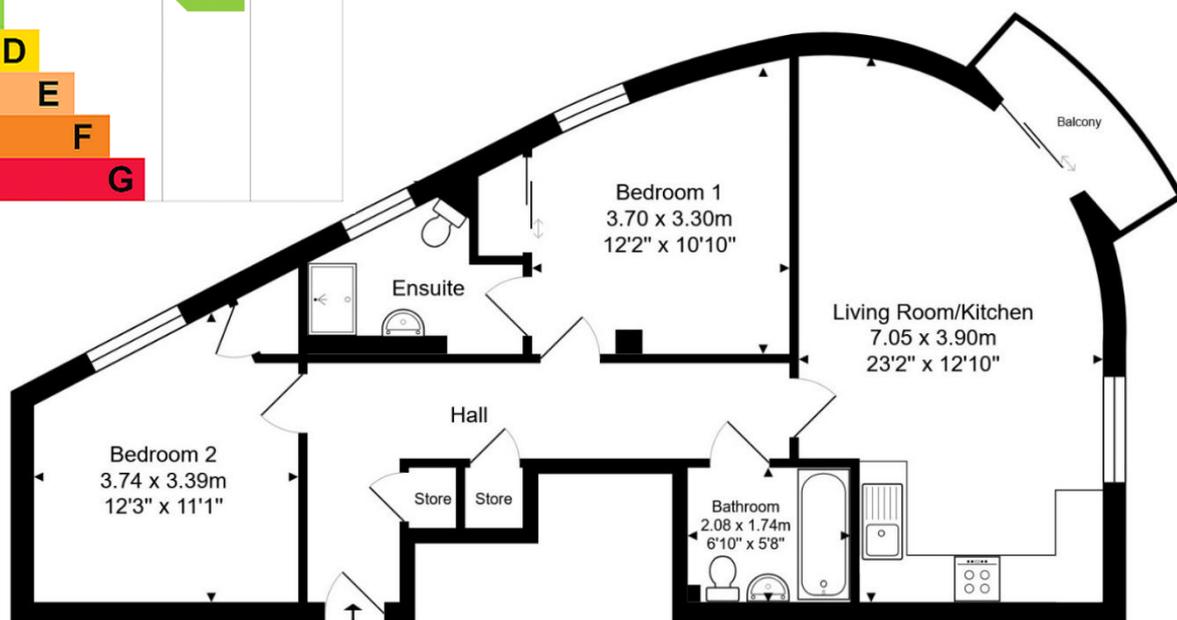
There is a single designated parking space for this flat and extra visitor spaces on a first-come/first-served basis all within the private, gated under-floor parking area.

SERVICES: Mains electricity, water, drainage and gas. Gas-fired central heating, under-floor heating and double-glazed windows throughout. Council Tax Band - currently on business rates. Flood risk - considered low flood risk area. Connectivity - see Ofcom website. Broadband and Wi-fi connected.

TENURE: 125 year lease from 1.1.2006 (105 years remaining). Ground rent £350 per annum,. Service charge : £1,261.09 paid twice a year (July and December).

TC/CC/KEA250077/161025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 68.8 m² ... 740 ft² (excluding balcony)

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



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