

## 1 Rosamond Court

Burton Bradstock Bridport Dorset  
DT6 4PZ



### Guide Price £300,000 Share of Freehold

A superbly presented 2 double bed ground floor apartment with delightful south-facing garden, garage and parking and open countryside views to the coast



**SITUATION:** This ground floor flat is situated within the Rosamond Court development which comprises 4 flats located just off the main street of Burton Bradstock, a highly popular coastal village with good facilities and community with 2 pubs, recreational ground, primary school, Parish Church, garage with convenience store, village PO/stores, WI hall and village library. There is also the cliff-top Boarding House Hotel and restaurant and reputed Hive Cafe/Seafood Restaurant on the seafront.

The nearest town of Bridport lies some 2 miles to the west with its mainly independent shops, twice-weekly street market, vintage and artists' quadrant, Electric Palace theatre/cinema, Art Centre and Leisure Centre with indoor swimming pool. The central Bucky Doo Square hosts bands and festivals all year round. There is also an excellent medical centre, dentists' practices and minor injuries unit.

Burton Bradstock has a beach and access to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** comprises a ground floor apartment within a Purbeck stone development built in the 1960's. It has its own private entrance through a cast iron side gate which leads to a private mainly walled south-facing garden area in which to enjoy the southerly sunshine and it also has a garage in a block together with additional communal parking areas. It has been recently refurbished and is now beautifully and tastefully presented throughout. The window and triple folding doors to the south side are powdered aluminium and the floors are all of painted wood. The flat enjoys sea glimpses, a view over the Jurassic Cliffs and the sound of the waves.

The property is ready to move into, retire to or use as a holiday retreat, or for a holiday letting investment (subject to any necessary planning consents). There are no restrictions on occupancy or pets and the property has a shared freehold. It is offered with no forward chain.

**DIRECTIONS:** From the centre of Bridport travelling east to the Groves roundabout, take the second exit to Burton Bradstock and continue for approx 2 miles and shortly after entering Burton Bradstock village, the property will be found on the right-hand side just before the Anchor Inn.

**THE ACCOMMODATION** comprises the following:

An arched pedestrian gate to the side of the property gives private access to the rear which is level and suitable for those requiring wheelchair/pushchair access. Alternatively, there is a main front entrance to Rosamond Court with easy steps and handrail rising to the attractive arched double-doored access with Wi-fi enabled doorbell.

**COMMUNAL RECEPTION HALL** A solid wood main door to the right-hand side opens to No 1:

**ENTRANCE HALL** with part wood-panelled alcove for storing coats and shoes. Part-understairs', double low-doored storage cupboard with electric light, built-in shelved cupboard housing the electric consumer unit.

**LAUNDRY CUPBOARD** housing a condensing tumble dryer, Sheila's maid for hanging laundry and shelving.

**LIVING/DINING ROOM** featuring a fireplace recess fitted with a multi-fuel stove. Triple folding doors across the frontage of the property help to bring the outside in or the inside out with a large platform across the whole garden providing outside dining space. There is a more formal dining area to the living room with an additional window to the side for extra light and an archway leads through to the:

**WELL-FITTED KITCHEN** which has base and wall cupboards and shelving with a hardwood work surface/drainers either side of the Butler sink and incorporating a built-in oven, dishwasher and integrated washing machine. There is a large window over the sink to the outside with views across the road to quintessential cottages.

**BEDROOM 1** with plenty of room for king size bed and storage. View to the private garden and beyond to the countryside.

**BEDROOM 2** is also a double and with similar views. Coat hooks behind the door.

**LUXURY WET ROOM** comprising a partially screened shower area with bracket basin and close-coupled WC. Attractive decoration with matching roller blinds to the two latticed obscure-glazed windows.

## OUTSIDE

The garden enjoy tranquillity and seclusion and is well enclosed mainly by old, natural stone walling against which are corded apple and pear trees. This garden is directly south-facing and is laid to wooden decking which provides a lovely outdoor dining/BBQ area with amazing uninterrupted views to the countryside and towards the coast. It also has established bushes providing a "Mediterranean" feel.

There is a ramp from the side passageway to this area where there is also a log-store.

There is a **SINGLE GARAGE** in a block closeby (the first one) which has a metal up-and-over door and provides storage. There is a communal residents' parking area with the present resident of this property presently using the area to the front just off the roadside and immediately outside.

**SERVICES:** Mains water, electricity and drainage. There is no gas connected and heating is by plug-in electric heaters (with both day and nighttime tariffs). Council Tax Band 'B'.

Broadband coverage: Check Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband).

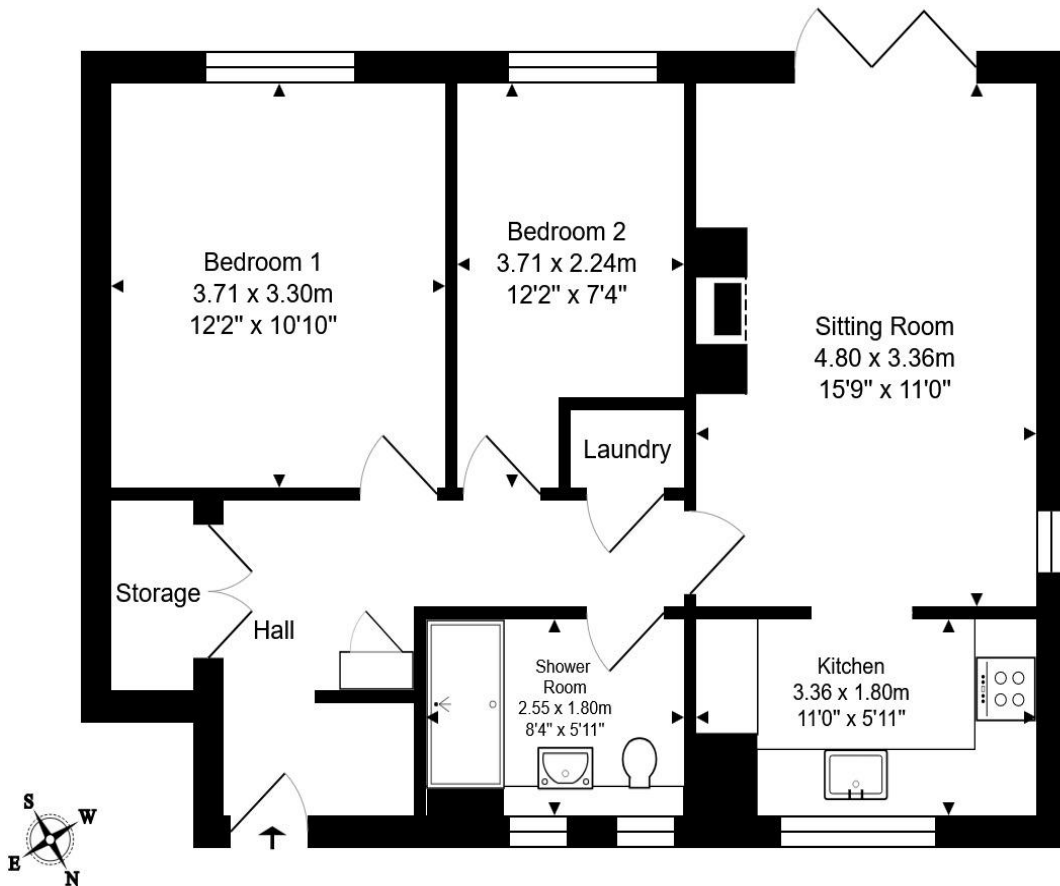
Mobile signal: Check Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband).

Flood risk: Check [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

**TENURE:** 999-year lease with share of freehold. A block-management company has recently been appointed. Service charges are presently £561 six monthly and include water, buildings insurance and sinking fund.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Total Area: 58.1 m<sup>2</sup> ... 625 ft<sup>2</sup> (excluding storage)

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





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