

16 Old Shipyard Centre

West Bay Bridport Dorset
DT6 4HG



Guide Price £280,000 Share of Freehold

A beautifully presented first floor 2 double bed seaside apartment with magnificent sea views and garage ready to move into



SITUATION: The apartment is located on the first floor of the main crescent shaped central development known as The Old Shipyard Centre, with spectacular views over the sea and coastline and affording the most amazing skylscapes.

West Beach and the sea are just a minute's walk away and the property lies centrally along the main promenade. West Bay is a coastal village with a high tourist influx and there is a convenience store close by, kiosks and restaurants, beaches, fishing/boating harbour and there are many marine activities catered for, including gig rowing, canoeing, paddle-boarding, para-gliding, wind-surfing, swimming clubs and water polo. There is also a golf club on East Cliff and direct access to the Jurassic Coastline and South West Coastal Paths.

There are walkways, cycle routes and a bus service into the adjoining vibrant town of Bridport which lies some 2 miles to the north. Bridport offers mainly independent shops, a renowned twice-weekly street market, good Art Centre, the Electric Palace theatre/cinema, artists' and vintage quadrant, leisure centre with indoor swimming pool and Bucky Doo Square in the town centre hosts bands, events and festivals all year round.

There are so many opportunities for those who wish to get involved whilst others can simply enjoy the ambience of the town and coast.

THE PROPERTY is one of a block of purpose-built flats featuring brick and part-UPVC clad elevations under a flat roof. Flat 16 is located on the first floor and enjoys double balconies overlooking the magnificent views directly over the promenade.

Flat 16 has been very well maintained and is now immaculately presented and is ready to move into and enjoy. The exterior has also recently benefited from improvements - uPVC cladding and new railings. It has electric heating and modern double-glazed windows and triple sliding doors to an enclosed sunroom/verandah for full enjoyment of the views.

It will no doubt be highly attractive to artists or writers as well as those looking for retirement by the sea, holiday retreat or to let out. There is no forward chain and furniture can be included if desired.

THE ACCOMMODATION comprises the following:

An outside spiral staircase rises to a first floor outside railed passageway. A private uPVC part-glazed entrance door opens to a:

LONG PASSAGEWAY with airing cupboard housing the hot water tank with slatted shelving and additional walk-in storage cupboard.

SITTING ROOM with large built-in cupboard suitable for a small workspace. Large sliding windows opening into the sunroom.

SHAPED KITCHEN with quality bespoke vintage-style units comprising a comprehensive range of base cupboards and drawers with work surfaces over incorporating a double drainer stainless steel sink unit with mixer tap, freestanding electric cooker. Further side surface with cupboards under and breakfast bar extension. Wall-mounted cupboards and two glazed sliding-doored cabinets, also vintage style. Washing machine (only a couple of years old), space for upright fridge/freezer. Large picture window to the east overlooking the central green to the cliffs and hills in the distance. High-level electric consumer unit in curtained box fitted with digital meter.

BEDROOM 1: Angled wall to the east with large picture window looking to East Cliff and hill tops and accommodating a super-king bed. Built-in wardrobe cupboard.

BEDROOM 2 with glazed frontage to the enclosed verandah looking to West Cliff and the sea. Walk-in wardrobe.

SHOWER ROOM tastefully decorated with modern suite comprising a large shower cubicle with screens and new Tempest pressurised shower unit with adjoining raised storage cupboard with storage recess under, low level WC and pedestal wash basin. Ladder towel rail/radiator.

OUTSIDE

There is a large terraced hardcore courtyard to the centre of the development on the west side with established shrubs and plants and lawns with central flower beds with a large lawned area/ central green to the east of the property, all for use by residents only.

There is a single garage in the closest block to the property - No 70 and which is watertight and good for storage. There is a parking permit for the flat.

TENURE: The property has a share in the freehold interest with a long lease of 999 years from 24 June 1994. The block is managed by Evolve who are appointed to deliver any necessary structural repairs and for which there are service charges and a sinking fund for on-going works scheduled.

FIXTURES AND FITTINGS: Most of the furniture and furnishings in the property are available for purchase by separate negotiation or all-in for the right offer.

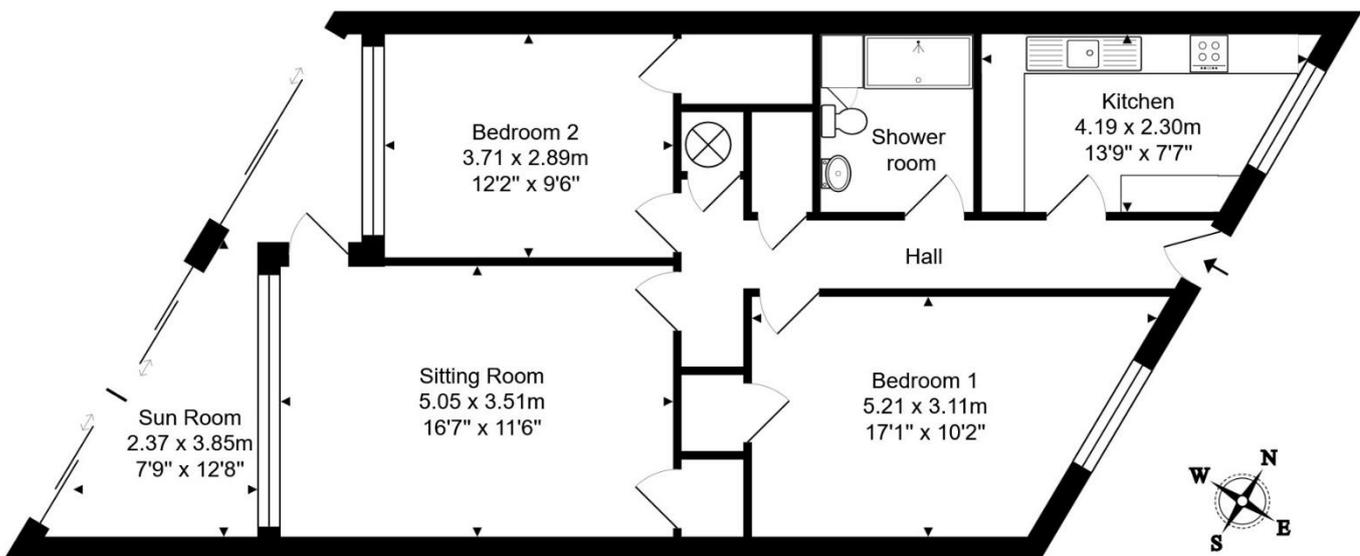
The annual service charge in advance for June 2025- June 2026 is £3,732.95 and there have been up-front payments made for the works scheduled.

SERVICES: Mains water, electricity and drainage. Electric heating. Council Tax Band B.

BROADBAND AND MOBILE: Superfast Broadband available. Mobile coverage from all main providers. Check Ofcom website for up-to-date information.

TC/CC/1421/15925

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Total Area: 82.0 m² ... 883 ft²
Not to scale. Measurements are approximate
and for guidance only.





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