

10 The Esplanade

West Bay Bridport
DT6 4HE



Guide Price £185,000 Share of Freehold

A terraced single-storey chalet on West Bay's sea front promenade with stunning sea views, affording 2 bedrooms, enclosed front veranda, small garden to the rear and parking permit and garage in block close-by. No onward chain.



SITUATION: The property is located within a small single-storey terrace of similar properties set well back from the sea-front with flood-wall protection to the front and a communal garden area. This is a highly sought-after location as the beach is just a few feet from the property and there is a glazed south-facing frontage looking out to the sea.

The fishing/boating harbour is also a minute's walk away as is the pier and the promenade where there are kiosks, a cafe, restaurants, seaside shops and many leisure facilities and marine activities. There is also a convenience store and washeteria about half-a-mile away.

The beaches comprise a mixture of sand and pebbles, with the East and West Cliffs forming part of the renowned Jurassic Coastline and give access to the South West Coastal Path.

There are pathways to the vibrant town of Bridport some 2 miles to the north and regular buses. Bridport is a small and bustling town with a lot going on for all ages. There are mainly independent shops, renowned twice-weekly street market, Art Centre, Electric Palace Theatre/Cinema, vintage and artists' quadrant and Leisure Centre with indoor swimming pool and fitness suites and the central Bucky Doo Square hosts bands and festivals all year round.

THE PROPERTY is a mid-terrace property of single-storey construction under a flat roof, built as part of the Shipyard Estate in the 1960's. The roof has been renewed in the last 10 years.

Owners of the properties on the Estate are divided equally between permanent residents and those who use their flat as a holiday residence. There are no occupancy restrictions and pets are allowed.

The Esplanade properties form part of the Old Shipyard Development under block management with the majority held on a 999-year lease with a share of the freehold with a Board of Directors.

The property has a garage in a nearby block and also benefits from a parking permit for use on the Estate. There is a communal garden to the front and also a small garden to the rear approached via a gateway at the end of the terrace.

DIRECTIONS: On entering West Bay proceed over the river bridge alongside the harbour and take the first left at the roundabout to proceed onto the Esplanade. The Esplanade terrace is immediately on the right-hand side. (Paid parking available for viewing almost directly in front.)

THE ACCOMMODATION affords:

Double-glazed sliding doors and adjoining side panes extend along the full frontage of the property, opening to:

ENCLOSED VERANDAH which enjoys direct southerly sunshine and open views to the sea, horizon and sky. Door into:

LIVING/DINING ROOM with studwork partition shielding the galley-style kitchen. The living room has a 60's style decorative tiled fireplace surround. There is a large window area against the verandah to the front attracting good natural light and views to the sea.

KITCHEN comprising fitted units with work surface incorporating a sink and extending over space for fridge with free-standing electric cooker. There is an upright storage cupboard housing the Fortic hot/cold water cylinder with timer controlled immersion heater fitted. The separating stud wall provides some shelving.

INNER HALL with doors off to the bedrooms and bathroom.

2 DOUBLE BEDROOMS with windows to the north overlooking the rear garden area.

BATHROOM comprising a modern suite with panelled bath, shower unit over, handrail and shower curtain and rail fitted,

wash basin with cupboard built in below and cabinet above., Low level WC., heated towel rail radiator. Obscure-glazed window to the rear.

OUTSIDE

There is a shared pathway for the benefit of this terrace immediately to the front flanked by a communal lawned area with planted border and a flood-wall frontage against the pavement. There is also a small rear lawn providing a seating area and planted border with walled rear boundary, approached via a communal right of way over the gardens at the rear of the terrace.

There is a **SINGLE GARAGE** (marked No 16) in a block close to the central Old Shipyard Centre, which is of prefabricated construction with metal up-and-over door. There is also a parking permit for available parking on a first-come, first-served basis.

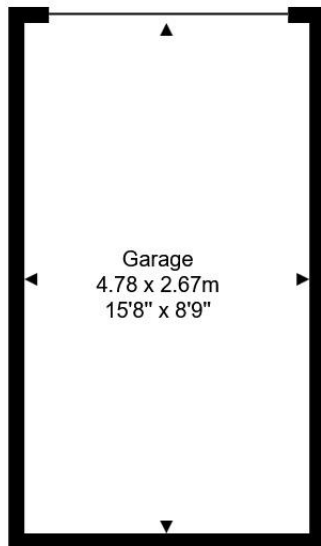
TENURE: The property forms part of the Old Shipyard Centre and holds a 999 year lease with a share of the freehold. The Estate has an active freeholders' management company and is block managed by Evolve.

SERVICE CHARGES: Service charges are collected yearly in advance. For the year 2025/26 they have been £2,606 for the flat and £179 for the garage. There is no provision in the lease for a sinking fund, so major repairs are charged as incurred. This has resulted in increased charges over the last three years and it is our understanding that they are likely to continue for another couple of years. The last service charge for the flat in the year without major repairs was £1,225.

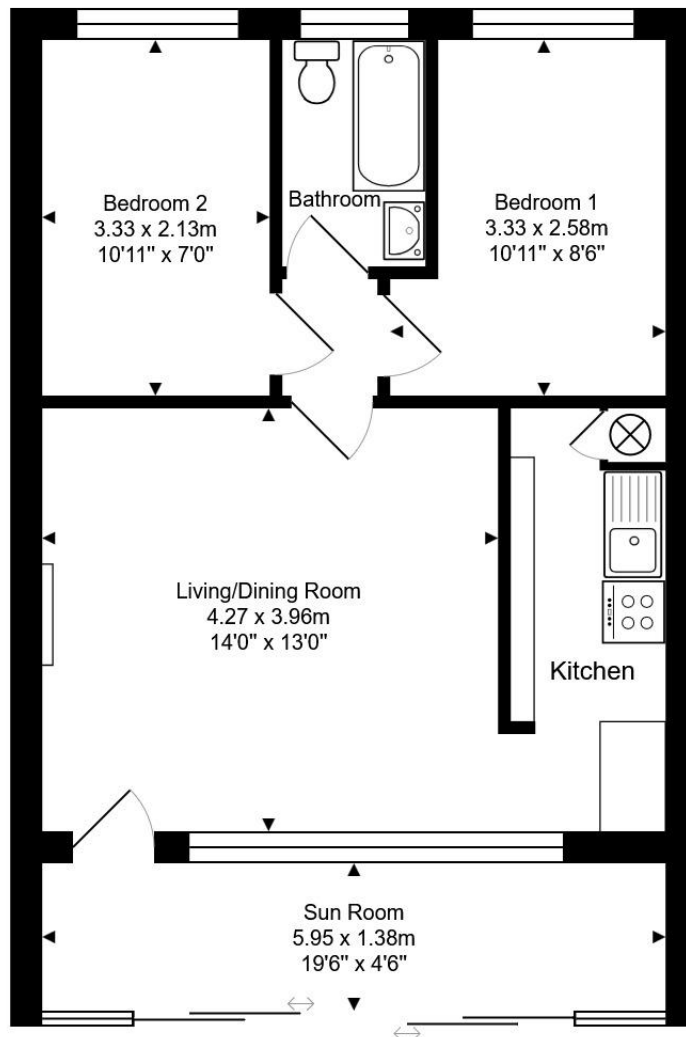
SERVICES: Mains water, electricity and drainage. Council Tax Band 'B'. There are double-glazed windows and sliding doors, and heating is currently by plug-in electric radiators with one wired-in radiator. For information on Broadband and Mobile coverage - please see Ofcom website.

TC/CC/KEA250053/22725

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

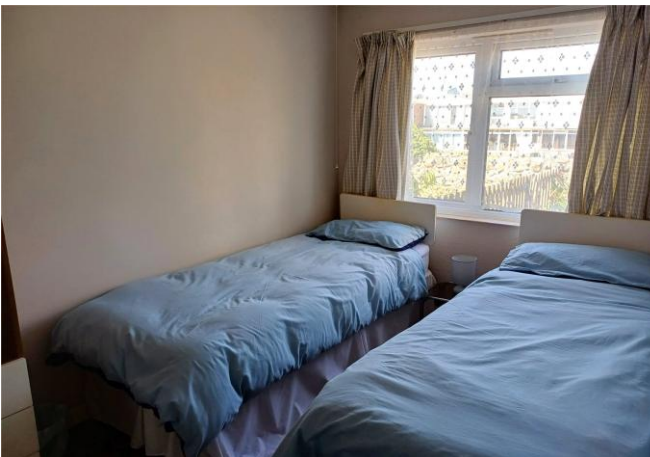


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Total Area: 53.1 m² ... 571 ft² (excluding garage)

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



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.