

The Old Customs House

16b West Bay Bridport
DT6 4EU



Guide Price £595,000 To be advised

A unique opportunity to acquire a 3 double bed period semi-detached maisonette adjacent to the Green in the very heart of West Bay with rear driveway/parking and large private balcony commanding exceptional views



SITUATION: The property is located in the very heart of the coastal village of West Bay adjoining the far side of The Green which provides ambling/seating space for visitors. In front of this is the renowned motorbike enthusiasts' meeting area. The George pub is next door and there are kiosks around the edge, with the renowned Riverside Restaurant and access to the summer-long fairground close by.

The views are directly over the harbour, riverside and sea and the central area of West Bay with its Church, vintage centre, The Salt House with the Green in front providing for markets and exhibitions, the Discovery Centre and the beaches for leisure and swimming lies approx 3 mins away. The piers offer fishing and crabbing opportunities, the harbour offers fishing and touring boat trips, the river offers canoeing, there is a well supported Gig-rowing Club, a Sunday car-boot sale and there is a golf club on East Cliff. West Bay offers access to the Jurassic Coastline and the South West Coastal Paths. There is also a convenience store on the entrance to West Bay with laundrette.

There is also an active local community group providing many events which include a Raft Race, West Bay Days, Fireworks and Boxing Day Swim.

The vibrant town of Bridport lies some 2 miles to the north and is accessed by footpaths and by regular buses. Here there is a good variety of individual shops boosted by a twice-weekly street market, an artists' and vintage quadrant, an Art Centre, Electric Palace theatre/cinema, Leisure Centre with indoor swimming pool and central Square which hosts bands and festivals all year round.

THE PROPERTY comprises a maisonette apartment known as 16B above a commercial premises presently used as an amusement arcade. It is a period property originally part of The Customs House and has an impressive frontage. It benefits from a rear outside stepped access to the first floor private entrance door and owns the driveway and parking area to the north providing parking for 2 cars and also has a large private first floor balcony to the south providing a magnificent view point over the harbour, river, central space to the sea and to the cliffs.

This penthouse maisonette offers spacious and light 3 double bed accommodation with good head height and should appeal to a variety of buyers wanting to experience the central hub of West Bay with all its offerings.

There is a possibility of purchasing the freehold interest or a long leasehold arrangement with or without the commercial property below which would suit a variety of business interests. The guide price for the sale of the whole property freehold is £950,000.

DIRECTIONS: Entering West Bay from Bridport, turn right to the harbour and proceed into the centre and the property will be seen across The Green on the right-hand side.

THE MAISONETTE APARTMENT has a concrete stepped access off the rear parking area leading to a **FIRST FLOOR ENTRANCE PORCH** opening to a **LANDING AREA** with storage cupboard off and 3 steps leading up to an **INNER HALL** area with coat hooks and modern electric consumer unit. A door leads off from here into the:

LARGE LIVING ROOM which features a large attractive open fireplace with slated reveals and beam over and with plinth extending into the room. There are two understairs' cupboards built into the staircase which rises to the first floor. There are double doors opening onto the south balcony and double wooden doors opening into the:

LARGE CONSERVATORY which extends on the south side with double doors also opening to the:

BALCONY which has a paved floor and half-walled frontage providing an excellent family al-fresco dining area with superb views over the bay to be enjoyed.

KITCHEN/DINING ROOM with good dining table space and well fitted with a comprehensive range of wooden units including wall-mounted cupboards, base cupboards and drawers with work surfaces over and including a large gas cooker Range. Potterton wall-mounted gas boiler providing central heating and

hot water and a tiled surface over the original staircase. There is a large fridge/freezer, a window to the north and a part-glazed door opening to the:

UTILITY which has a storage area and space and plumbing for a washing machine and door to the **CLOAKROOM** which is fitted with a toilet and basin.

BEDROOM 1 offers a double room with double, louvre-doored wardrobe fitted.

BEDROOM 2 offers a view to the east and built-in louvre-doored wardrobe,

BEDROOM 3 is a large double bedroom with window to the north and has a 4-doored wardrobe built in. There is also an airing cupboard with a new hot water cylinder and slatted shelves.

FAMILY BATHROOM with raised shower cubicle, panelled bath, pedestal basin and low level WC and a Velux window.

OUTSIDE

There is a gravelled driveway to the rear off George Street providing parking for at least a couple of cars and with right of way/parking for the adjoining Customs House.

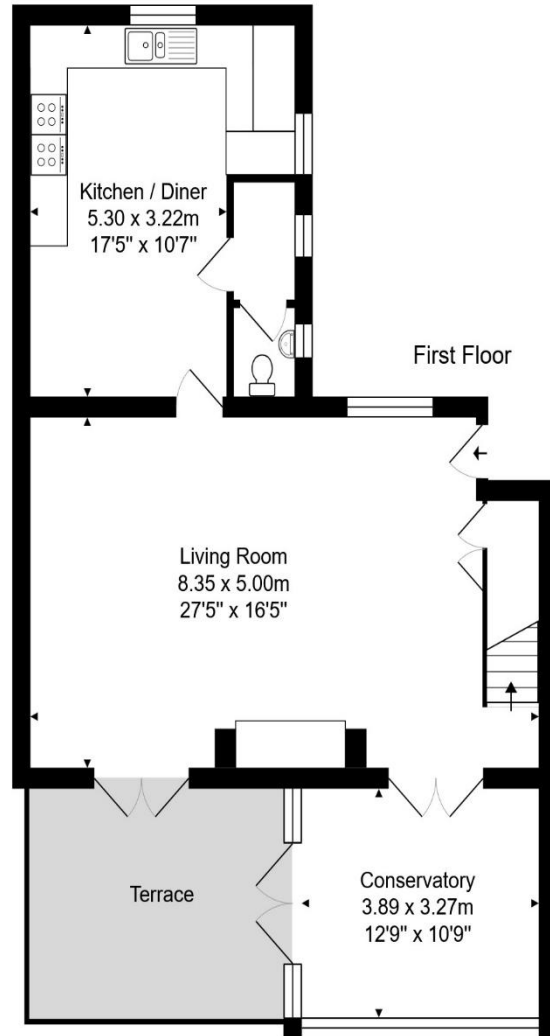
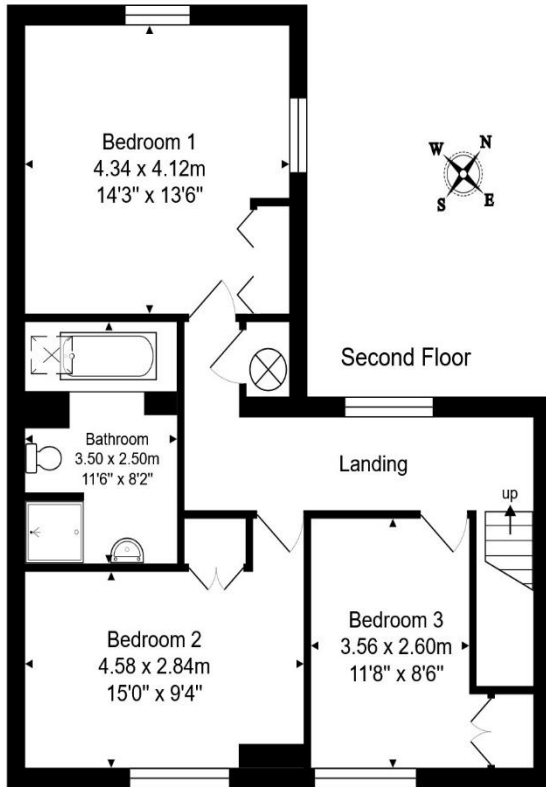
SERVICES: Mains water, drainage, electricity and gas central heating with Potterton annually serviced boiler. Council Tax Band 'B'. EPC - D

TENURE: There is a possibility of obtaining the freehold interest or a 999-year lease dependent on requirements.

CONTENTS: The property can be purchased with the contents if required.

TC/CC/KEA250056/25725

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		



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Total Area: 144.9 m² ... 1559 ft² (excluding terrace)

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



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