

8 The Esplanade

West Bay Bridport Dorset
DT6 4HE



Guide Price £225,000 Share of Freehold

A mid-terrace single storey with enclosed verandah along the West Esplanade in the heart of West Bay with sea views, all superbly updated and presented and ready to move into.



SITUATION: The property is located in a small block of single-storey apartments situated right on the sea front on the West Bay promenade which forms part of the Old Shipyard Centre development. There are nearly 100 self-contained apartments within the complex and service charges have been apportioned accordingly as there are various works required to bring the complex up to modern-day standards.

The coastal resort of West Bay has beaches, a fishing/boating harbour, golf course on East Cliff as well as access to the Jurassic Coastline and South West Coastal Path.

There are so many marine activities provided including Blue Tits swimming group, a well supported gig-rowing club, canoeing club and other activities.

THE PROPERTY comprises a mid-terrace sea-front property which has been superbly updated in recent years with no expense spared and tastefully decorated throughout and to suit today's modern requirements. There is laminate flooring throughout, all new internal doors, blinds fitted to all windows, modern electrics with USB provision to sockets and a modern electric heating system, together with very modern kitchen and shower room fittings.

The property enjoys magnificent views of the sea over the low flood prevention wall built in front and there is a garage in the block closeby as well as a parking permit for on-site parking.

There is also the benefit of a fenced garden area to the rear which, although strictly communal ground, provides an immediate usable outside space away from the busy seafront with potential for gardening activities.

It is very rare to find a gem such as this given the location and condition, ready to enjoy retirement, holidays and/or income for letting out.

DIRECTIONS: On entering West Bay, 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:

UPVC double-glazed sliding doors within the full double-glazed frontage which also has opening fan lights and is bathed in direct southerly sunshine. There is a communal lawned area to the front with herbaceous bed against the low wall which is a joy to look out on with the sea views beyond.

ENCLOSED VERANDAH providing entrance passage to the front door and offering good space for relaxation seating. Ceramic tiled flooring, large upright storage cupboard, storage bunker and clad walls and ceiling. Full wooden main entrance door opening to:

CONTEMPORARY LIVING ROOM comprising an open-plan room with sitting area to one side and a large all-in-one peninsular bar extending to form a partition/breakfast bar with seating for five, as well as under-surface storage cupboards, ideal for enjoying the amazing view through the glazed partition and verandah to the sea. TV aerial point.

The kitchen area is well fitted with attractive range of wall and base cupboards (some with additional electric sockets) and drawers with work surfaces incorporating a one-and-a half bowl sink unit with mixer tap, electric induction hob, dishwasher, waist-height built in oven with microwave over, plumbing for washing machine, fridge and freezer. An upright storage cupboard also houses the modern electric hot water system. Door to:

INNER HALL with doors to bedrooms and shower room.

BEDROOM 1 with UPVC double-glazed door opening to the north useable garden area. Cupboard housing the electric consumer unit.

BEDROOM 2: A twin-bedded room with large picture window to the north.

SHOWER ROOM with fully tiled walls and fitted with a shower cubicle with Triton shower unit, basin in vanity unit, slimline toilet, obscure-glazed window to the rear and a ladder-radiator/towel rail.

OUTSIDE

The property is approached by a pathway to the front with access both ends of the terrace from the pavement frontage. A step rises up to the slightly raised front enclosed verandah.

There is a communal level lawn to the front providing outside sitting out space and with a low front wall providing flood protection but also allowing views over to the sea and sky.

To the rear is a small level garden area which is classed as communal ground but provides an outdoor space for growing/decorative tubs and is fenced against the adjoining properties with gates providing access to the end of the terrace.

There is a **SINGLE GARAGE** with up-and-over door in the rear communal garage blocks/parking areas and there is also a **PARKING PERMIT** for this property.

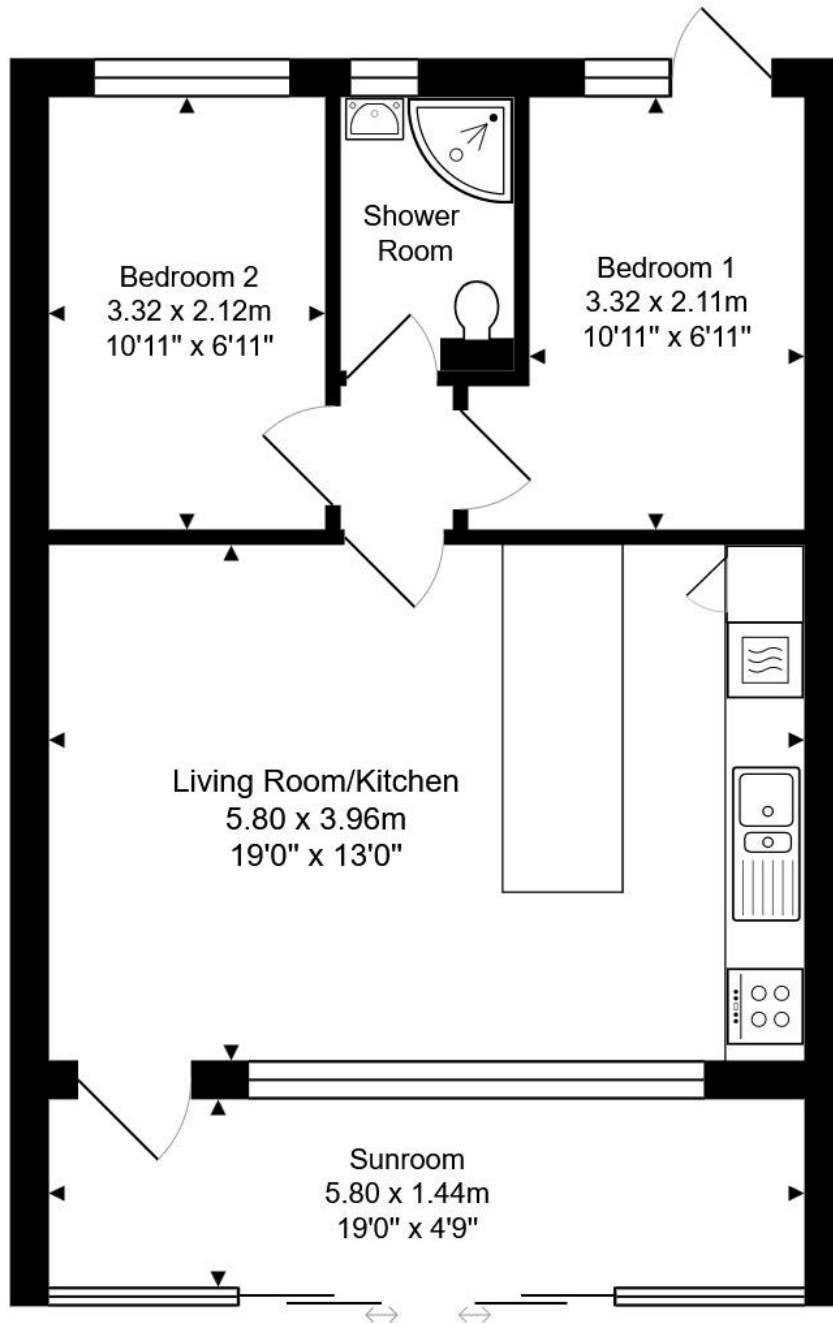
TENURE: We understand that the property is offered for sale on a 999-year lease with a share of the freehold. There is a management company made up of residents and a block management firm appointed for the whole of The Old Shipyard Centre complex and service charges are to be confirmed. The service charges will remain higher than in previous years as there are progressive improvements being carried out to the development.

AGENT'S NOTE: The property is offered with vacant possession. There is no onward chain and the fixtures, fittings and furniture are available for separate negotiation.

TC/CC/KEA260007/110226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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Total Area: 51.3 m² ... 552 ft²
Not to scale. Measurements are approximate and for guidance only.



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