

Fairways East Cliff

West Bay Bridport
DT6 4EP



Guide Price £375,000 Freehold

An elevated 2 bed detached 1930's bungalow with double garage, parking and deep frontage close to the beach and harbour, in need of internal improvement and with scope for re-development STPP. No chain.



SITUATION: The property is situated on the East Cliff in West Bay with a long garden path off Station Road. It is just a few minutes' walk to the beach and harbour. West Bay is a boating/fishing village with tourist attractions, small range of shops, pubs/hotels, a convenience store and recreational ground and gives access to the Jurassic Coastline and South West Coastal Paths. There is a bus service to Weymouth (18 miles) where there is a main line railway station and Bridport (2 miles).

Bridport is a vibrant town recently designated for its culture and arts. There is a comprehensive range of mainly independent shops boosted by a twice-weekly street market, the Electric Palace Cinema/Theatre, Art Centre, vintage and artists' quadrant and leisure centre with indoor swimming pool. There is a wide range of community organisations and the central Bucky Doo Square hosts bands, festivals and events all year round.

THE PROPERTY occupies an elevated position on a steep terraced plot and comprises a detached bungalow dating from the 1930s with brick, mainly rendered and colourwashed elevations under a recently replaced hipped slate roof and gutters. There are mainly uPVC double-glazed windows and doors and a modern mains gas boiler. However, internally the property is in need of considerable improvement cosmetically and also the electrics. Some character features are still in tact including panel wood doors, wood-block flooring and picture rails. There are far-reaching views from the principle rooms over open countryside.

The main advantage of the property is the proximity to the beach, harbour and sea occupying a large plot offering considerable potential for ponds, hot-tub and sauna. This is a property that lends itself to many lifestyle priorities and there is no forward chain.

There is also potential for re-development with sea views becoming greater in the middle part of the site.

DIRECTIONS: From the centre of Bridport travel into West Bay, over the mini-roundabout and continue bearing left along Station Road. Proceed past the West Bay Hotel on the left and the property will be found a short way along on the right-hand side.

THE ACCOMMODATION comprises the following:

Angled large uPVC entrance door with side panels and additional obscure-glazed window to the north attracting good natural light to the ENTRANCE HALLWAY which has a wide archway opening to the: **SPACIOUS INNER HALL** with doorways off to each of the rooms. Wall-mounted control for the central heating.

SITTING ROOM with bay window to the north-west with shaped wooden sill affording far-reaching views across the former railway station/kitchen restaurant along the coastline and to distant hills. Additional side window and bricked up fireplace opening (chimney removed when the roof was replaced).

KITCHEN/DINING ROOM comprehensively fitted with an old range of units now requiring updating but being a good size with central area suitable for a dining table. There is a rear part-glazed uPVC door to the rear patio. Boarded ceiling, older-style electric meter and fuse boxes, gas point for cooker. Windows to two aspects and views.

BEDROOM 1 with window to the north-east giving distant views to the countryside. Old wardrobes fitted along one whole wall.

BEDROOM 2: A smaller double bedroom with window to the north-east.

BATHROOM with vintage turquoise blue suite comprising a low-sided bath, pedestal basin and low level WC which some may love to save.

OUTSIDE

To the immediate frontage of the property adjoining Station Road are two single garages of substantial construction with pebble-dashed rendered elevations under hipped clay-tiled roofs with wooden triple sliding doors, with electric light and power points connected. There are two parking spaces in front of these garages and a larger parking bay adjoining suitable for a boat or small mobile home. A paved flight of steps/path leads up to the bungalow which has a balcony terrace enjoying the south and west sunshine

and both sea and country views. There are 2 lower level terraces both hard-landscaped, one providing a general storage space and the second providing two large fish ponds.

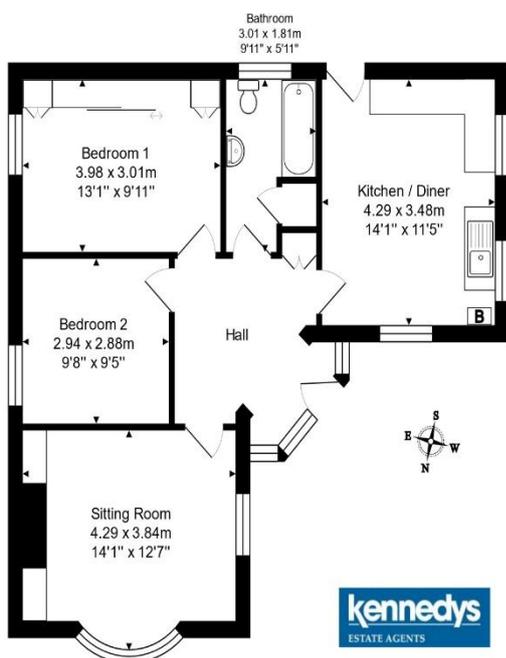
There is a pathway extending right around the bungalow with mainly fenced boundaries and providing a paved terrace to the rear with bank rising to the east.

SERVICES: Mains water, drainage, electricity and gas. Gas central heating. Council Tax Band 'D'.

Limited mobile from all main providers. Superfast Fibre Broadband available via Openreach approx 74-80 Mbps download speed.

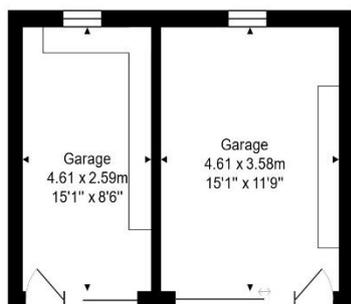
No chain.

TC/CC/KEA240081/71124



Total Area: 67.1 m² ... 723 ft² (excluding garage)

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 the property to see a property.

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