

Symonds
& Sampson



Flat 29, Chesil House
Station Road, West Bay, Bridport, Dorset

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Station Road
West Bay
Bridport
DT6 4EW

A two bedroom second floor apartment situated in the heart of West Bay with sea views, a garage, and a lift.



- Popular location
 - Sea views
 - Lift access
- Two double bedrooms
- Modern fitted kitchen
- Close to amenities
- Single garage

Guide Price £250,000

Leasehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Close to the harbour and beaches, the property, unlike many others in the block, enjoys direct sea views (including from the lounge sitting down) and country views to the rear and is well presented throughout. The apartment is being offered with no forward chain and has a garage, with the block benefitting from a lift to all floors.

THE ACCOMMODATION

The apartment is conventionally arranged around a spacious entrance hallway providing access to all of the living accommodation, with two large storage cupboards. There is a modern fitted kitchen with an electric hob and oven, with an integrated washer/dryer and dishwasher. There is plenty of space for a table and chairs to one end and views to the distant countryside. The living room is generously proportioned and is currently arranged with a sitting area to one end taking in the sea views and a dining area to the other.

The principal bedroom is to the front, providing sea views from its large double-glazed window. The second bedroom has distant country views and built-in wardrobes. These rooms are served by a fully tiled shower room which is fitted with a white suite comprising of a large shower, wc and sink.

OUTSIDE

The apartment has the benefit of a single garage with an up and over door.

SERVICES

Mains electricity, drainage and water. Economy 10 central heating. Ultrafast broadband is available in this area.

According to the website, mobile phone coverage is limited indoors and likely outdoors. We have been advised by the vendors that they and the other flat owners have not experienced any issues with mobile coverage indoors. (<https://www.ofcom.org.uk>).

Dorset Council: 01305 251010

Council Tax Band: C.

MATERIAL INFORMATION

Leasehold. 999 years from 1988.

We have been advised that one pet is allowed and holiday letting/long-term letting is permitted.

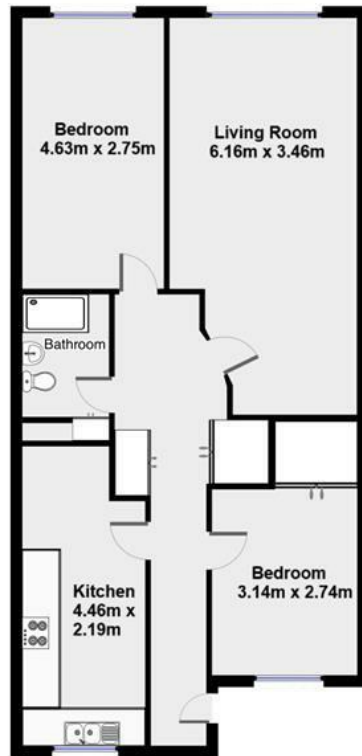
We understand that there is a service charge of £2,260.00 per annum to include the water rates.

DIRECTIONS

What3words:///decanter.collide.pioneered



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
13-30	G		
Not energy efficient - highest running costs			
England & Wales		70	79
EU Directive 2002/91/EC			



Bridport/DME/20082025REV



01308 422092

23, South Street,
Bridport, Dorset DT6 3NU



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