



HOLLOWAY



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32 CHESIL HOUSE, STATION ROAD, WEST BAY, BRIDPORT, DORSET DT6 4EW

£179,000 LEASEHOLD WITH SHARE OF FREEHOLD - NO FORWARD CHAIN

- * DOUBLE BEDROOM
- * BATHROOM
- * LIVING ROOM
- * KITCHEN
- * DOUBLE GLAZING
- * LIFT
- * PARKING
- * SEA VIEWS

A well presented penthouse apartment in popular coastal holiday village commanding exceptional sea and rural views.

The property comprises a fourth floor penthouse apartment constructed Circa 1978 and having only occasional holiday use by the original purchaser, now offered in exceptional original condition. Chesil House comprises 32 apartments having attractive reconstituted stone elevations, under an interlocking tiled roof with lift service, parking and participation in the Freehold Management Company with control over maintenance expenditure.

West Bay coastal village has a range of shops catering for daily requirements, Inns, Hotels, Golf Course, Harbour, beaches and the opportunity for coastal cliff walks on the Jurassic Coast. The market town of Bridport is some 2 miles distance with its larger shopping and recreational amenities. Those persons seeking a property for permanent occupation or indeed occasional use are advised an early viewing.

The accommodation comprises communal entrance reception area with communal lift and stairway rising to the –

FOURTH FLOOR LANDING With doors opening to passage leading to Flat 32. Entrance door with Georgian wired glazed panel opening to-

RECEPTION HALL Double glazed replacement window unit giving superb views over adjacent properties, local farmland and distant hills. Coved ceiling. Double doors opening to-

LINEN/STORAGE CUPBOARD With slatted shelving. Electricity meters and fuses. Hot water cylinder with off peak element. Door to the –

LIVING ROOM About 16' 8" or 5.08m by 10' or 3.03m plus deep door recess. Coved and Artex ceiling. Two pendant light points. Storage heater point. TV aerial point. Large double glazed UPVC picture window unit, giving superb uninterrupted views over the East beach into the sea of Lyme Bay and views around to West Bay, Harbour and cliff top. Access to the –



KITCHEN AREA About 5' 9" or 1.77m by 7' or 2.14m. Fitted with Laminated work surface with inset stainless steel sink, hot and cold mixer tap, drawers and cupboards under. Tiled surround to work surface. Range of high level cupboards. Extractor unit. Waste disposal unit. Three adjustable ceiling spot lights. Electric cooker panel. Space for refrigerator.

BEDROOM About 12' 7" max or 3.83m by 8' 10" or 2.7m. Fitted two single wardrobe units with storage compartments over. Coved and Artex ceiling. Patio style UPVC double glazed door opening on to the –



BALCONY/FIRE ESCAPE Giving panoramic views inland, over adjacent property, local meadows, distant hills and woodland.

BATHROOM Fitted with Pampas suite comprising panel bath, cp handgrips, hot and cold mixer taps with a shower attachment. Soap bar. Tiled surround to the bath. Pedestal wash hand basin, hot and cold mixer tap, tiling to the rear. Electrically heated towel rail. Low level close coupled wc. Matching over sink mirror and soap dish, tooth brush holder. Dimplex fan assisted heater. Extractor unit. Coved and Artex ceiling. Access to the insulated roof space.



STORE CUPBOARD Walk in storage cupboard on landing.

OUTSIDE Car parking space. Dustbin storage area.

OUTGOINGS Local Council Tax band- A Maintenance charge currently £223.00 per quarter

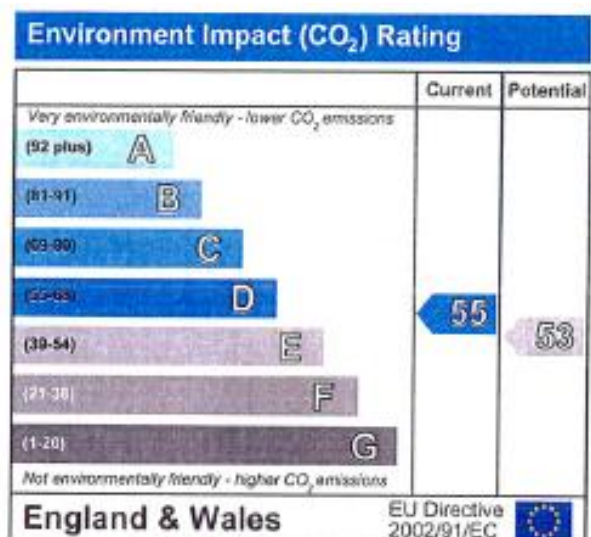
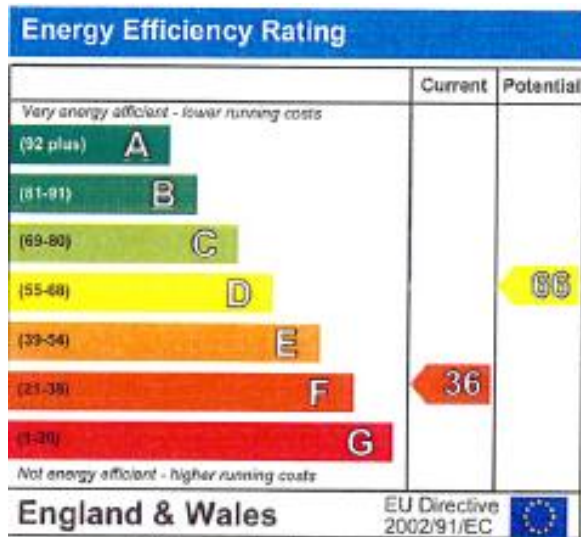
TENURE The remainder of a 999 year lease. Approx 30 years expired with share in the Freehold and Management Company.

VIEWING Strictly by appointment with Holloway Estate Agents.



The statements in these particulars as to the property are not to be relied on as statements of representations of fact.





32 Chesil House

For identification only - Not to scale

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