

**ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL**



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

**£210,000 LEASEHOLD AND SHARE IN THE FREEHOLD MANAGEMENT COMPANY**

- |               |                   |                  |
|---------------|-------------------|------------------|
| * 2 BEDROOMS  | * BATHROOM        | * RECEPTION HALL |
| * SHOWER ROOM | * LIVING ROOM     | * KITCHEN        |
| * GARAGE      | * CENTRAL HEATING | * DOUBLE GLAZING |
| * VIEWS       | * LIFT            |                  |

A superbly maintained and updated second floor apartment just off the beach and harbour in fishing/coastal village .

The property comprises a second floor apartment in a three-storey block constructed some thirty years ago having reconstituted stone elevations under a recently replaced tiled roof. The apartment has pleasant views. Features include sealed unit double glazing, attractive flooring throughout, excellent neutral decorations, modern bathroom and kitchen equipment, a recently installed separate shower unit and benefiting from an on site garage.

The apartment is located almost adjacent to the beach and harbour and enjoys access by lift or communal staircase. West Bay is a very active/fishing village with harbour, beaches, piers, golf course, church, inns, hotels and bus service to the nearby market town of Bridport. The village being located on the Jurassic coast. Those persons seeking an exceptional well maintained apartment for occasional or permanent location are advised and early viewing.

The accommodation comprises decorative upvc entrance door to the

**RECEPTION HALL** Slimline night storage heater. Smoke detector. Laminated pine flooring. Door to cupboard with hanging rail and shelf. Two pendant light points. Double doors to cupboard containing the

panel opening to the

**LIVING ROOM** About 20'2" or 6.16m x 11'5" or 3.48m. Polished oak timber flooring. Coved and artexed ceiling. Two pendant light points. Two night storage heaters. TV aerial point. Deep skirtings. Double glazed replacement window units with polished sill giving views over adjacent property to distant farmland and hillside.



**KITCHEN** About 14'7" or 4.46m x 7'1" or 2.16m. Well fitted with attractive beech fronted modern units with granite work surface with inset one and half bowls acrylic sink. Hot and cold mixer tap. Built in Halogen Hob with built in electric oven. Space for washing machine and dishwasher. Space for fridge freezer. Tiled surround to work surface. Range of high level units with two glazed fronted china cabinets with built under lighting. Strip light. Four adjustable ceiling spotlights. Laminated slate effect flooring. Window with tiled sill in double glazed unit, with views over the parking and garage area, adjacent properties, local hillside and distant farmland. Windows fitted with roller blind. Coved ceiling.



**BEDROOM 1** About 15'1" or 4.6m x 8'11" or 2.73m. Laminated flooring. Coved and artexed ceiling. Pendant light point. Night storage heater. Telephone point. Built in bedroom fitment extending along one wall with overhead lockers and wardrobes either side with glazed display shelving and bedside lockers. Double glazed replacement window unit giving views over adjacent property to distant farmland and hillside

**BEDROOM 2** About 10'3" or 3.13m x 10'3" or 2.74m plus double doors to walk in large wardrobe cupboard. Coved and artexed ceiling. Pendant light point. Double glazed window unit giving views to the car parking area, adjacent properties, local hillside and distant farmland.



**BATHROOM** With laminated tile effect flooring and fitted with modern cream suite comprising panel bath hot and cold, handgrips. Wash hand basin, hot and cold. Low level w.c. Full height tiling to walls. Coved and artexed ceiling. Electric shaver point. Soap dish. Door to the cupboard containing pre-lagged hot water cylinder and slatted shelves. Extractor unit.

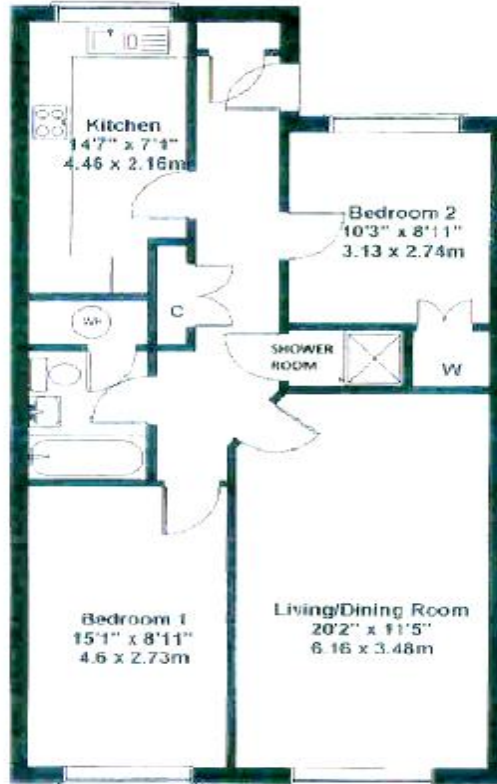
**OUTSIDE** Garage in nearby block. Dustbin storage area.

**SERVICES** Mains electricity. Electric heating. Water and drainage. Telephone subject to BT regulations.

**OUTGOINGS** Local Council Tax Band – C (Currently £1,469.29 per annum) Maintenance £234.00 per quarter to include water charges and insurance of the building

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

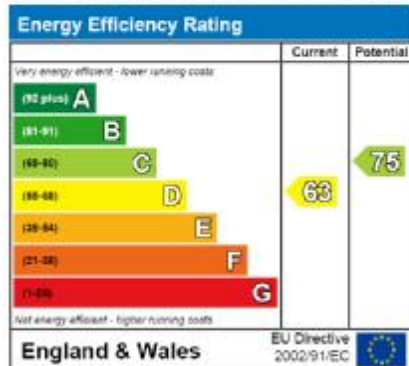
20 Chesil House, Station Road, Westbay, Bridport, Dorset.



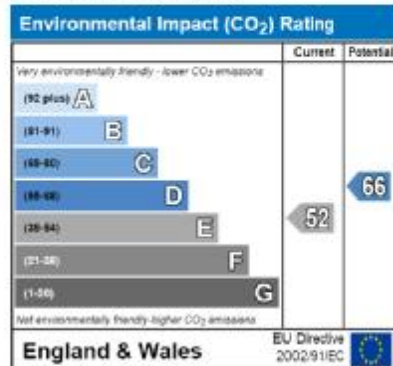
Flat 20 Chesil House  
 Station Road  
 West Bay  
 BRIDPORT  
 DT6 4EW

Dwelling type: Top-floor flat  
 Date of assessment: 27 May 2010  
 Date of certificate: 27 May 2010  
 Reference number: 0673-2863-6759-9420-0011  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 74m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

