

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



35 SOUTH STREET BRIDPORT DORSET DT6 3NY



www.e-holloway.co.uk TEL: (01308) 422121

E-mail: sales@e-holloway.co.uk



**BEACH HOUSE, WEST CLIFF WALK,
WEST BAY, DORSET, DT6 4HR.
£545,000 FREEHOLD**

- | | |
|-------------------------------|----------------------------|
| MASTER BEDROOM ENSUITE | 2 FURTHTER BEDROOMS |
| LOBBY | SHOWER ROOM |
| KITCHEN | CONSERVATORY |
| GARAGE | AMPLE PARKING |
| GAS CENTRAL HEATING | DOUBLE GLAZING |
| SITTING ROOM | DINING ROOM |
| GARDEN CHALET | WORKSHOP |
| GARDENS | MAINS SERVICES |
| VIEWES | |

A most interesting recently updated coastal property with spacious accommodation and uninterrupted sea and rural views.

The property comprises of a mature detached chalet bungalow recently the subject of extensive refurbishment and updating, to provide most convenient and comfortably arranged accommodation. Features include recently installed kitchen, ensuite facilities, re wiring, re plumbing, well maintained garden and the exceptional uninterrupted marine and rural views. Property enjoys an almost level sight in the popular Jurassic coastal village of West Bay. There being shops catering for daily requirements inns, hotels, golf course, quaint harbour, piers, beaches and the usual attributes of a

small coastal resort. Bridport market town is some two miles distant with its excellent range of shopping and commercial facilities. Those person seeking a detached coastal property with extensive views are advised and early viewing.

Outside light over the timber panelled entrance door to the

Entrance Lobby: Cloak rack. Quarry tiled floor. Double glazed UPVC window on the eastern side gives sea views over West Bay and local farm land. Glazed panel door opening to the

Dining Room: About 15.5ft (4.7m) by 11.5ft (3.5m) two radiators. Pendant light point. Picture rail. Display alcove. Polished flooring. Thermostat for central heating control. Door to walk in storage cupboard with plumbing for washing machine and the recently installed gas fired boiler for domestic hot water and central heating. Views over West Bay to Bridport and farmland. Archway to the



Kitchen/Breakfast Room: About 11.9ft (3.6m) by 10.8ft (3.2m) fitted with extensive range light oak fitments. Laminated work surface with drawers and cupboards under. Range of high level cupboards. Cooker extractor hood. Decorative tiles surround to work surface. Electric cooker panel. One and a half bowl stainless steel sink and drainer. Fitted dishwasher. TV. High level cupboard containing electricity meters and fuses. Double radiator. Double aspect, double glazed UPVC fitted windows with roller blinds giving extensive views over the Brit valley, local farm land and into the sea at Lyme Bay extending to the island of Portland. Exposed ceiling timber. Door to walk-in pantry with shelving. Electricity point and light. Window. From the **Dining Room** door to the **Inner Hallway** door to

Shower Room: with low level close coupled WC. Wash hand basin, Hot and Cold. Instant electric shower unit. Rail and curtain. Tile surround.

Inner Hallway: Radiator. Telephone point. Picture rail. Leading to the

Sitting Room: About 14.10ft (4.5m) by 14.10ft (4.5m) of slightly irregular shape. Two alcoves with fitted shelving. Open fire with marble hearth. TV aerial point. Picture rail. Pendent light point. Radiator. Three replacement double glazed window units with roller blinds and offering superb uninterrupted south easterly views over West Bay, local farm land, Brit valley and the sea into Lyme Bay extending to Portland Bill. Patio style door opening to the



Conservatory/Sun Room: About 12ft (3.6m) by 8.4ft (2.5m) being a double glazed construction on three sides with polycarbonate roof. Pair of casement sliding doors giving access to the garden. Two wall light points. Power point. Offering superb south easterly views over West Bay, local farm land and the sea extending to Portland and views of the garden.

Bedroom One: About 11.2ft (3.4m) by 10.7ft (3.2m) Picture rail. Radiator. Wall light. Double glazed window unit giving views to the garden. Radiator. Access to dressing area with four door fitted wardrobe. Radiator. Window. Wall light point. Door to the



Ensuite Bathroom: Fitted with corner bath, hot and cold mixer tap. Shower attachment. Tiled surround. Bidet. Low level close coupled WC. Wash hand basin hot and cold. Glazed shelf with mirror to the rear with spot lights. Radiator. Two wall light points. Window, double glazed replacement unit.

Bedroom Two: About 15ft (4.6m) by 13.10ft (4.2m) slightly irregular shape. Featuring former brick fire place with timber surround. Picture rail. Double radiator. Dual aspect double glazed windows giving superb uninterrupted views over farm land, West Bay into Lyme Bay and extending to the island of Portland, encumbrancing local hillside and farm land. Pendent light point. From the spacious inner hall, staircase rising to the first floor landing, glazed panel door to



Bedroom Three: about 8.9ft (2.7m) by 7.3ft (2.2m) two wall light points. Radiator. Double glazed window unit giving panoramic and extensive views to Lyme Bay, Portland, West Bay, Brit valley and local farm land. From the landing access to the eaves storage area with part boarded flooring and insulation. Fitted with electric light.

Outside: The property is approached over a tarmac driveway with parking for two/three cars. The gardens contain herbaceous borders. Paved sun terrace. Leading to the



Front Garden: comprises of a large lawned area following around to the rear of property with further herbaceous borders retained with natural stone walling. Bounded by natural hedging or timber panel fencing. Timber garden chalet fitted with electricity. Further large paved patio. To the rear of the property are a range of storage workshop areas with car parking and garage over about 30.10ft (9m) by 6.8ft fitted with power and light. Further range of three separate storage areas fitted with electric light.

Approached over the First Cliff Walk is the detached garage of concrete panel construction with up and over door, fitted with power and light. 17.10ft (5.4m) by 9ft (2.7m) concrete floor. Also parking for one.

Services: All mains services connected. Gas fired central heating. Sealed unit double glazing.

Viewing: Strictly by appointment with Holloway Estate Agents.

Energy Performance Certificate 

Beach House, West Cliff Road, West Bay, BRIDPORT, DT6 4HR

Dwelling type: Detached bungalow Reference number: 0109-2817-7716-9302-2215
 Date of assessment: 03 September 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 September 2012 Total floor area: 122 m²

Use this document to:

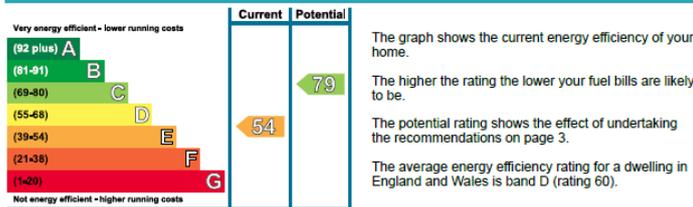
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 3,699 |
| Over 3 years you could save | £ 1,419 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 315 over 3 years | £ 177 over 3 years |  You could save £ 1,419 over 3 years |
| Heating | £ 2,985 over 3 years | £ 1,872 over 3 years | |
| Hot Water | £ 399 over 3 years | £ 231 over 3 years | |
| Totals | £ 3,699 | £ 2,280 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

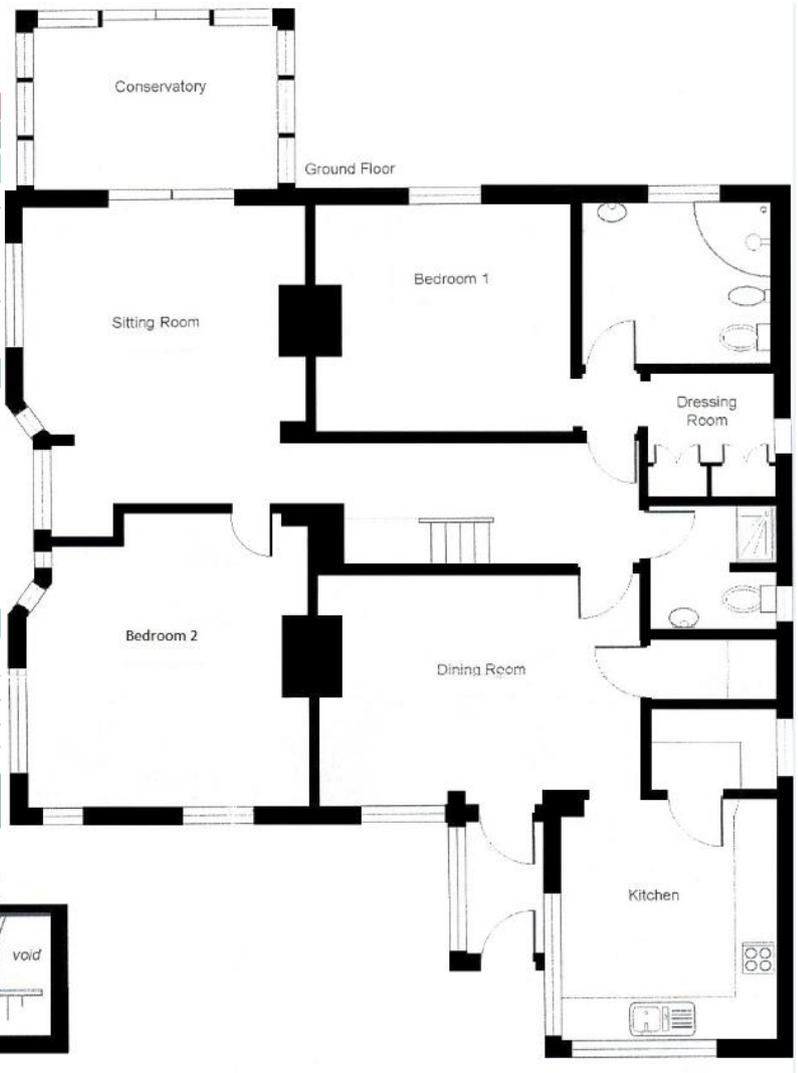


Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|-----------------|------------------------------|---------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 654 | |
| 2 Floor Insulation | £800 - £1,200 | £ 345 | |
| 3 Low energy lighting for all fixed outlets | £50 | £ 114 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 423 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



For identification purposes only. All dimensions approximate. Not to be relied upon.