

ESTATE AGENTS * LETTING AGENTS * RESIDENTIAL & COMMERCIAL



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7 CHESIL HOUSE, WEST BAY,
BRIDPORT, DORSET, DT6 4EW.
£200,000 LEASEHOLD WITH FREEHOLD SHARE

2 BEDROOMS
LIVING ROOM
DOUBLE GLAZING
LOCAL COUNCIL TAX BAND A

BATHROOM
KITCHEN
PARKING

ENTRANCE HALL
CENTRAL HEATING
EPC E

A well presented ground floor apartment adjacent to beach and the usual attributes of a coastal village. The apartment is one of 32 in the block erected circa 1980 with occupant sharing in the freehold and the maintenance. Features of this apartment being the very spacious living room, modern kitchen, two double bedrooms. The allotted car parking space is almost adjacent to the property. West Bay has beaches, pier, quaint harbour, inns, golf course, and is situated on the Jurassic coastal walk, including the usual attributes to a small coastal sea side resort. Major town of Bridport is some one and a half miles distant with further nearby towns and coastal resort of Lyme

Regis and Weymouth. Those persons seeking a ground floor apartment for permanent occupation or occasional use or indeed business use are advised an early viewing.

The accommodation comprises covered way approach to the Georgian wired glazed entrance door to the

Reception Hall: door to cloaks cupboard. Slim line night storage heater. Pendent light point. Door to

Bathroom: with Champaign coloured suite comprising panelled bath hot and cold with electric instant shower unit. Shower side screen. Full height tiled surround. Extractor unit. Low level plus push button WC. Pedestal wash hand basin with hot and cold. Tiling to the rear. Electric shaver point. Globe style electric light. Large mirror. Timber clad ceiling. Laminated flooring.

Pair of louvre style doors opening to the linen cupboard containing the pre lagged hot water cylinder slated shelving and ample storage.

Sitting Room: about 15' (4.6m) by 11' (3.6m) featuring attractive timber mock fire surround fitted with living flame electric fire. Two wall light points. Pendant light point. Door to walk in storage cupboard. Coved ceiling. Wall mounted night storage heater. Double glazed window unit fitting with venetian blind giving views to the adjacent property, east cliff car park and partial cliff. Double folding doors to the



Kitchen: about 9'5" (2.9m) by 7'4" (2.2m) well fitted with attractive units comprising marble effect roll edge laminated work surface. Inset stainless steel sink hot and cold. Drawers and cupboard under. Electric cooker panel. Extractor filter hood. Range of high level cupboards. Tall dry food cupboard. Plumbing for washing machine. Tiled surround to work surfaces. Boarded ceiling. Adjustable ceiling spot lights. Double glazed window unit fitted with venetian blinds giving views to the adjacent property, east cliff car park and partial cliff.

Bedroom One: about 10'5" (3.2m) by 9'5" (2.9m) pendent light point. Slim line night storage heater. Double glazed window unit fitted with venetian blind giving views to adjacent property, east cliff carpark and cliff approach.



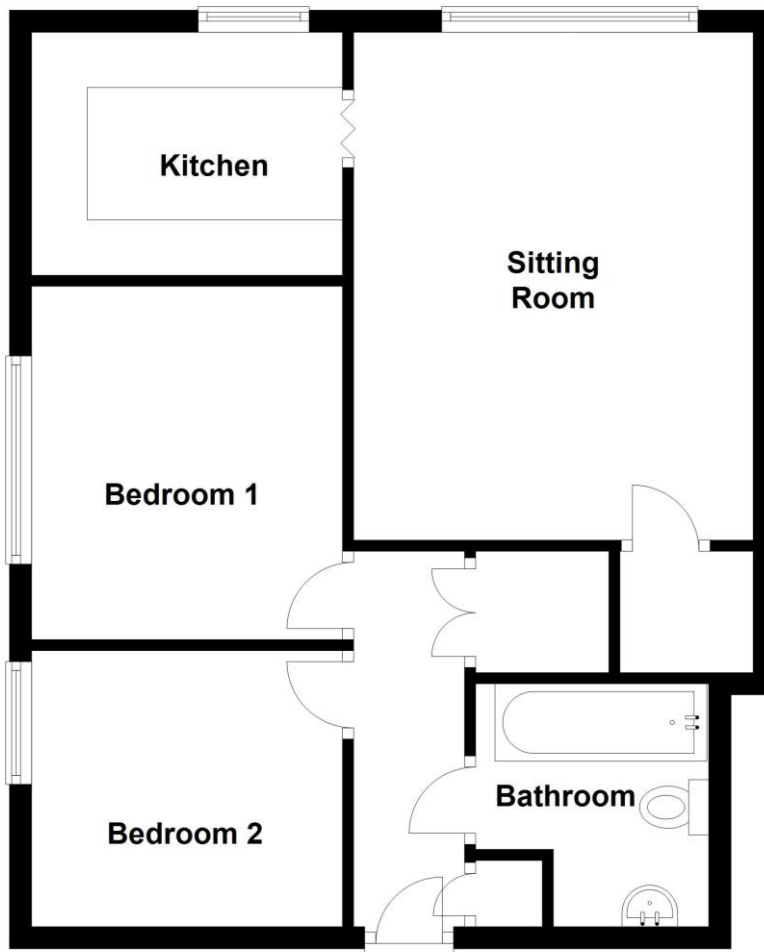
Bedroom Two: about 9'9" (3m) by 8'10" (2.7m) slim line night storage heater. Double glazed window unit fitted with venetian blind and views as **Bedroom One**.

Outside: designated car parking space marked 7.

Services: Mains water, electric and drainage. Double glazing. Approx. 960 years remaining on lease. Local council tax band A.

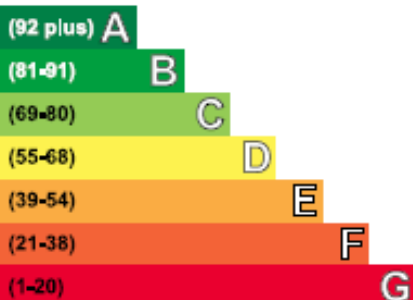
Maintenance Charges: £384.00 per quarter to include insurance, water and sewerage charges. Exterior and site maintenance charge.

Ground Floor



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
52	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.