



**STAGS**

Brit Bank





# Brit Bank

Riverside, West Bay

West Bay river front

- 2 Bedrooms
- Sitting room
- Kitchen
- Family bathroom
- Utility area.
- River and harbour views
- Mooring for boat
- Broadchurch connections

**Guide price £300,000**

## SITUATION AND AMENITIES

Brit Bank is situated on the riverside adjacent to the harbour in the popular former fishing village of West Bay at the heart of the World Heritage Site Jurassic Coast. West Bay itself is a beautiful village that retains a working harbour and is very much an unspoilt gem of the South Coast. The village has a range of shops including a convenience store, general store and a well renowned fishmonger. There are a number of cafes and restaurants including the artisan Sladers Yard and the award winning Riverside Restaurant. West Bay has two beaches, perfect for bathing or mackerel fishing, a harbour and a launch ramp for smaller vessels. The coast is dotted with excellent coastal walks and bridleways that take in the glorious views. Approximately a mile to the north is the vibrant market town of Bridport which has been described by many as Notting Hill on Sea. It has been made famous by celebrity endorsements from Hugh Fearnley Whittingstall, who features the area regularly in his River Cottage programmes, and Martin Clunes with his popular Buckham Fair. Bridport has a twice weekly market as well as regular farmers' markets and offers a range of shops and services including restaurants, a cinema and leisure centre, supermarkets, museum and a number of primary schools and secondary schooling.

## DESCRIPTION

Brit Bank is a delightful riverside bungalow situated in a waterside position, close to the harbour but beautifully tucked away. The



A delightful riverside bungalow, in the popular West Bay! EPC Band D.







property is a detached timber bungalow presented in excellent order. Brit Bank offers a good sized sitting room with wooden flooring throughout and with French doors opening onto the riverside and a seating area to the right. A well-appointed kitchen that leads to a utility area with space for a washing machine and storage which then leads into a good sized modern bathroom with shower over bath. There are two double bedrooms with the master bedroom benefitting from views across the river outside. Brit Bank is a very special property as it was featured heavily in the popular coastal drama Broadchurch in series 2 of the show. Through this fame many tourists come to the area of West Bay and love to see where all the action took place.

### OUTSIDE

Brit Bank is approached via a pedestrian bridge over the harbour to the riverside tucked behind the very popular Riverside restaurant in West Bay. A path leads to four chalets in this quiet location with Brit Bank being the third one along. There is room for a seating area on the river side and you have your own access to the river via a mooring and room to keep a small boat if you desire. To the far side of the property there is a good sized storage shed to keep any bits of bobs you may need or sports equipment for playing on the river or out to sea.

### SERVICES

All mains services connected.

### LOCAL AUTHORITY

West Dorset District Council  
Stratton House  
58-60 High West Street  
Dorchester  
Dorset  
DT1 1UZ  
01305 251 010

### DIRECTIONS

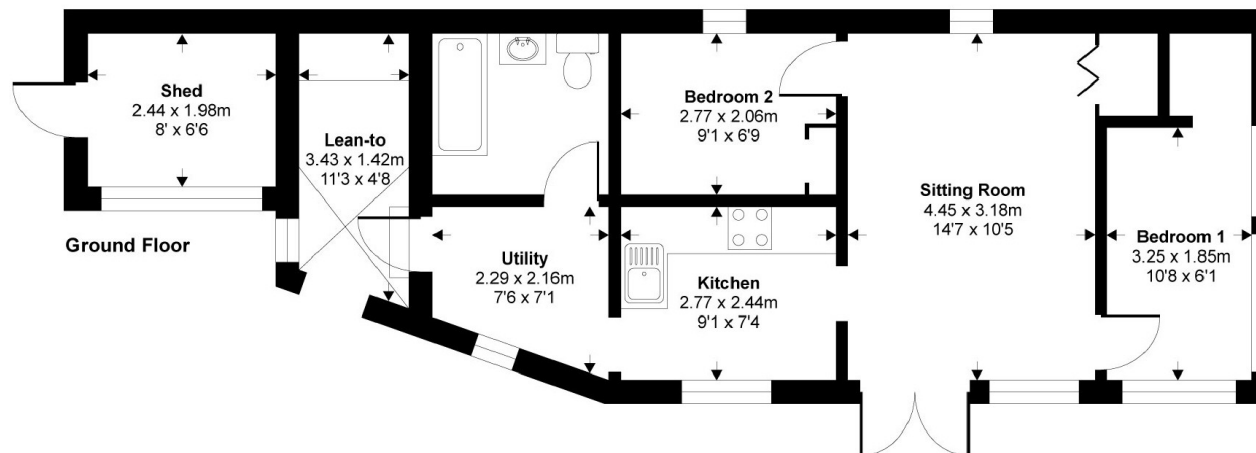
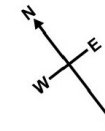
From our South Street office, proceed south, continuing straight at the traffic lights passing Palmers Brewery to the A35 roundabout. Here take the third exit onto West Bay Road and continue for approximately a mile, carry on straight across the mini roundabout into West Bay. Take this right hand road signposted George Street, and parking there should be available. The property is a 2 min walk from George Street across the river bridge following the private path past the Riverside restaurant.

### VIEWINGS

Strictly by appointment only through Bridport Stags call 01308 428000. Meet the agent on the bridge to the Riverside Restaurant.



Approx. Gross Internal Floor Area  
46.4 Sq Metres 500 Sq Ft (Excludes Lean-to & Shed)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	63	64
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	