



11 Old Shipyard Centre



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West Bay, Bridport, Dorset DT6 4HG

Bridport 2 Miles Lyme Regis 11 Miles

A spacious 2 bedroom apartment with sea views located in a prime coastal position.

- Second Floor Apartment
- 2 Double Bedrooms
- Scope for Modernisation
- Use of Communal Garden
- Sea, Coastal and Country views
- Open Plan Sitting/Dining room/Kitchen
- Garage in Block
- No Forward Chain

Asking Price £210,000

THE PROPERTY

11 Old Shipyard Centre is a spacious top floor apartment which enjoys a superb coastal position within the popular Jurassic Coast resort of West Bay, just a short walk to the beach, harbour and local amenities. Owing to the proximity to the sea front, the property features sea, coastal and country views, taking in the coastline to the west as far as Start Point in Devon, and to the north the Brit Valley to Bridport. Having been under the same ownership for the past 3 decades, the property offers scope for updating and personalisation, offering an incoming purchaser the opportunity to tailor this appealing apartment to their own lifestyle and create a superb full-time or second home.

The accommodation is very well proportioned throughout and includes a large open-plan sitting/dining room with a kitchen area, two double bedrooms (1 ensuite) and a bathroom. Full advantage is taken of the sea views with a fully glazed sun room which adjoins the open plan living area and bedroom 1, enabling both rooms to also enjoy the outlook, whilst the views to the north can be seen from the kitchen.

OUTSIDE

11 Old Shipyard Centre benefits from a single garage in a block and a car parking permit as well as use of the well-kept communal grounds which are located to the front of the building and overlook the promenade, beach and sea.



TENURE

Leasehold with share of freehold. The service charge for 2019 was £2957 (including the garage).

SITUATION

Old Shipyard Centre is a purpose-built apartment building located at the heart of the popular coastal resort of West Bay and very close to the renowned bathing beaches, picturesque harbour and stunning South West Coastal Path. Within West Bay there are a broad range of amenities including a variety of cafes, restaurants and pubs to suit all tastes as well as several independent retailers. The charming market town of Bridport is just 2 miles to the north, offering a comprehensive range of shopping, leisure and cultural facilities. Bus services operate throughout Bridport and West Bay, including the Weymouth-Axminster X53 services, providing public transport to Dorchester and Axminster rail stations.

SERVICES

Mains water, drainage, electricity and water. Electric heating.

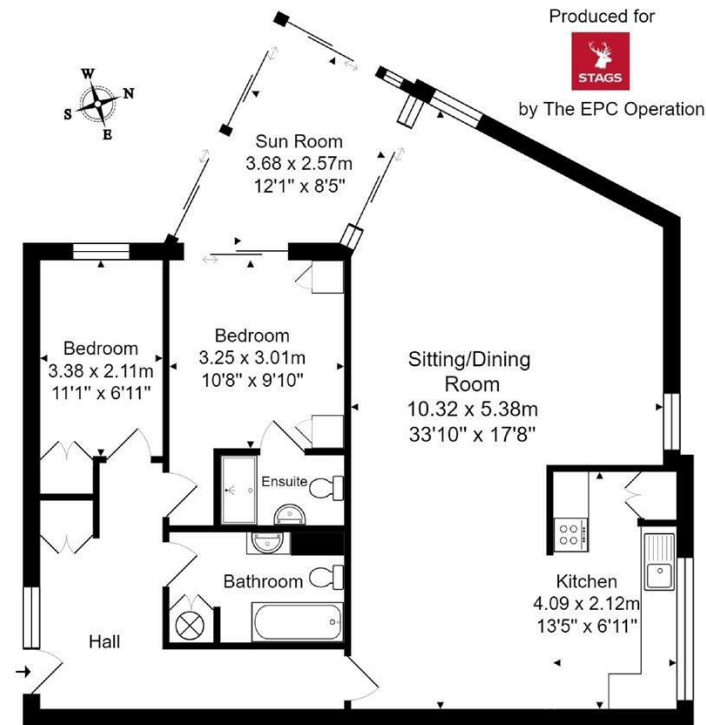
VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

DIRECTIONS

From Bridport town centre follow South Street and at the Crown Roundabout take the third exit, towards West Bay. Continue into the resort and turn right towards the harbour. Proceed over the bridge and at the roundabout take the second exit onto Forty Foot Way. Turn right shortly after the swimming pool (into the private road) and Old Shipyard Centre can be found straight ahead.





Total Area: 103.0 m² ... 1109 ft²

Not to scale. Measurements are approximate
and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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