



Highclere







Highclere First Cliff Walk

West Bay, Bridport, Dorset, DT6 4HH

Harbour & Beaches 0.3 mile. Bridport 2 miles.

A very attractive contemporary style seaside home enjoying stunning far-reaching coastal views over West Bay and along the Jurassic Coast.

- Lovely contemporary style home
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Living room, kitchen/diner, utility
- Delightful private well stocked gardens
- Favoured private estate location
- Wonderful sea, coastal and harbour views
- Sun balcony with stunning views
- Well appointed contemporary style fittings
- Studio, workshop and garage
- Freehold. Council Tax Band E

Guide Price £675,000

Stags Bridport

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THE PROPERTY

Highclere is a very attractive, individual, detached chalet style home set in lovely gardens and enjoying wonderful sea views along the Jurassic Coast to Portland, the harbour, East Cliff and the surrounding countryside to Bridport beyond. It is believed to have been built in the 1920s and under the current ownership since 2015 has been subject to extensive alteration/refurbishment to a high standard and in a lovely contemporary/seaside style.

Alongside the contemporary theme, the property still retains a number of character features, typical of its original period, including high ceilings, exposed floorboards, stained glass leaded front door, picture rails and fireplace.

The excellent modern amenities include gas-fired central heating with updated boiler, uPVC sealed unit windows plus bi-folding doors, wood burner to the living room, well equipped Italian kitchen with contemporary units including pull-out larder, slate work surfaces and comprehensive appliances (Neff electric double oven, gas hob and freestanding American-style fridge/freezer), natural Italian stone tiles to the kitchen, utility and fourth bedroom/study and attractive contemporary en-suite bathroom and shower room fittings.

The well proportioned and versatile accommodation extends to:

Ground floor - Garden room/porch, reception hall, living room with bi-folding doors, kitchen/dining room, utility, bedroom 4/study, two further bedrooms, shower room with walk-in shower.

First floor - Principal bedroom with bi-fold doors onto sun balcony and en-suite bathroom.

The delightful well stocked garden is a further feature, again enjoying the wonderful sea views together with a very useful studio, workshop and garage.

An internal inspection of this lovely home is strongly recommended by the sole agent, Stags.

OUTSIDE

Single garage and parking for two cars (the owners also park within First Cliff Walk). Very attractive well stocked and secluded garden comprising areas of lawn together with a wide range of flower and shrub beds plus specimen trees. Adjoining decking and lower sun terrace.

Concrete block studio and workshop. Log store.





SITUATION

Highclere occupies a very attractive and peaceful elevated position within First Cliff Walk, a very small cul-de-sac. It is located on the favoured West Cliff Estate in West Bay and within easy reach of the centre, the South West Coast Path and open countryside. The coastal resort of West Bay forms part of the Jurassic World Heritage Site and is within an area of outstanding natural beauty (AONB). It offers a picturesque harbour, popular beaches and esplanade along with a good range of amenities including local shops, public houses, restaurants and an eighteen-hole golf course.

The thriving historic market town of Bridport (recently voted by the Sunday Times as one of the best places to live in the UK) renowned for its wide streets, is within only a few miles, offering comprehensive business, shopping and leisure facilities plus arts centre, Electric Palace and leisure centre with indoor swimming pool. The county town of Dorchester and the resort of Weymouth are both within about 15 miles, with rail services to London.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 2Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE and O2 for voice and data services inside and outside and Three and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

AGENT'S NOTE

There is a Residents' Association – West Cliff House Owners' Association, with annual service charge of £125, as a contribution towards the upkeep of the private roads etc.

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

On reaching West Bay, continue along the harbour bridge. At the mini-roundabout go straight ahead into Forty Foot Way, this leads into West Walk and First Cliff Walk is the 2nd road on the left.

What3Words: [///blindfold.sending.guests](https://www.what3words.com/#!/blindfold.sending.guests)

First Cliff Walk, West Bay, Bridport

Approximate Area = 1232 sq ft / 114.4 sq m
 Garage = 171 sq ft / 15.9 sq m
 Outbuilding = 105 sq ft / 9.8 sq m
 Limited Use Area(s) = 106 sq ft / 9.8 sq m
 Total = 1614 sq ft / 149.9 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1122767



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



