



26 Old Shipyard Centre



# 26 Old Shipyard

, West Bay, Bridport, DT6 4HG

Just back from Seafront/Harbour. Bridport 2 miles.

A spacious two bedroomed ground floor apartment occupying a prime seaside position, just back from the esplanade/West Beach in the highly sought after coastal resort of West Bay

- Self-contained south/west facing apartment
- 2 Double bedrooms
- Bathroom/shower room
- Garage and parking permit
- 999 Year lease from 1994 with freehold share
- Spacious 850sqft apartment
- Living room, kitchen/diner
- Communal gardens
- Prime position just back from West Beach
- Council Tax Band C

Guide Price £190,000

## THE PROPERTY

A spacious two bedroomed, self-contained, ground floor apartment in a sought after seaside position, just back from the esplanade/West Beach and close to the harbour and amenities.

The Old Shipyard Centre comprises a group of purpose-built apartments arranged around communal gardens and grounds. No. 26 enjoys a south/west facing aspect overlooking the esplanade.

The excellent modern amenities include electric heating (traditional water filled radiators with electric boiler), uPVC windows and doors, well equipped kitchen with electric oven, electric ceramic hob, cooker hood, integrated fridge/freezer and a bathroom with separate shower.

The spacious accommodation extends to – Reception hall, living room, kitchen/dining room with outside door, two double bedrooms, bathroom/shower room.

## OUTSIDE

The apartment has the benefit of a nearby garage and a parking permit for one car. A second parking space is available if required.



By the front entrance door there is a covered area (not part of the leasehold), enjoying a south-facing aspect overlooking the esplanade. The owners also use a small area by the kitchen/dining room (again, not part of the leasehold).

The apartment also has the enjoyment of the large communal gardens within the Old Shipyard Centre.

### TENURE

999 Year lease from 1984 with a share of the freehold. The service charge for 2025/ 2026 is £3880.58 (this includes an additional charge for major works being carried out and will be reduced once completed).

A copy of the lease is available on request.

### SITUATION

Old Shipyard Centre occupies a prime seaside position just back from the esplanade/West Beach and within the heart of the popular coastal resort of West Bay. West Bay forms part of the stunning World Heritage Jurassic Coast and is renowned for its picturesque harbour, bathing beaches and stunning coastline and cliff scenery. Within West Bay there are a whole range of amenities including cafes, restaurants and pubs plus a convenience store. The charming and thriving market town of Bridport is very nearby, offering a comprehensive range of shopping, business, leisure and cultural facilities. There are regular bus services between West Bay and Bridport.

### SERVICES

Mains electricity, water and drainage. Electric heating (traditional water filled radiators).

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

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

### VIEWINGS

Strictly by appointment with Stags Bridport.

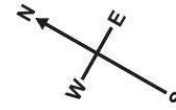
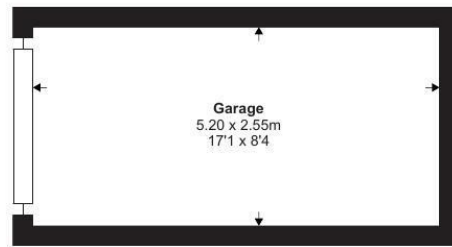
### DIRECTIONS

From Bridport town centre, follow South Street and at the Crown roundabout take the 3rd exit to West Bay. Continue through the resort and past the harbour. At the roundabout take the 1st exit to the esplanade. Old Shipyard Centre is seen on the right (the garage and parking space is accessed off Forty Foot Way.

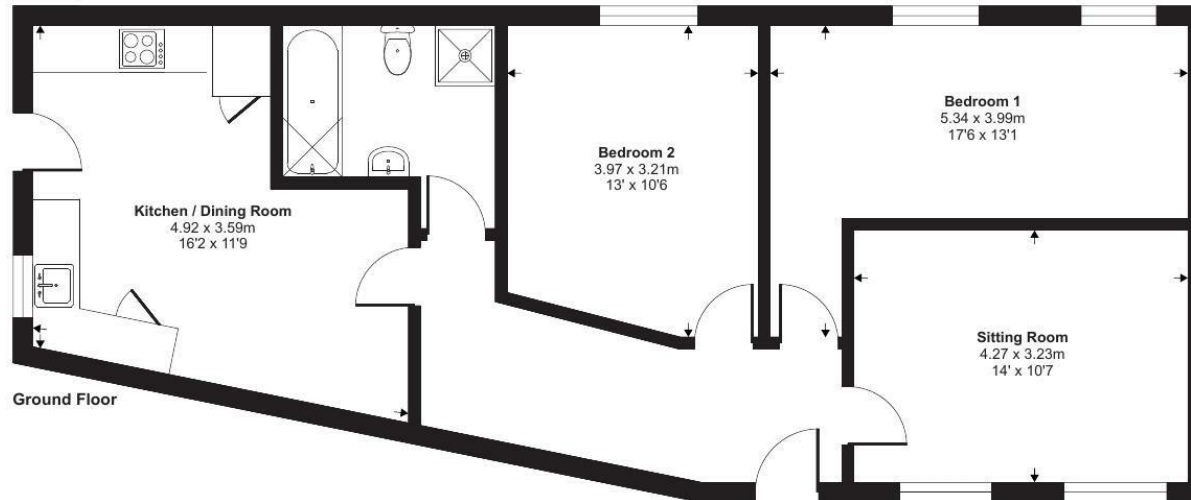
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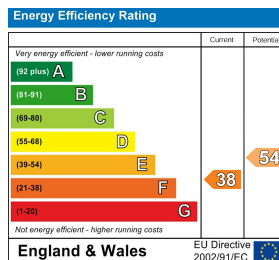


Approximate Area = 850 sq ft / 78.9 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 993 sq ft / 92.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1218778

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