



16 Heron Court



# 16 Heron Court

West Bay, Bridport, DT6 4HF

Just back from the Beach/Harbour. Bridport 1.6 miles

A south-westerly facing first-floor one-bedroom apartment, located just a stone's throw from the beach

- 1 Bedroom Apartment
- Southwest Facing
- Well Fitted Kitchen
- Single Garage
- SC: £1,652pa
- Coastal Location
- Light Living Room with Juliet Balcony
- Communal Grounds
- Leasehold - share of freehold
- Council Tax Band A

Guide Price £140,000

## THE PROPERTY

Tucked away within Heron Court, Apartment 16 is a south-westerly facing property that benefits from an abundance of natural light flowing into the living space. Upon entering, you are welcomed into a well-fitted kitchen, featuring a range of wall and base units. The shower room is conveniently accessed from the kitchen and comprises a shower, WC, and wash hand basin.

The living room is a wonderfully bright and inviting space, with large windows offering views over the communal grounds and beyond, as well as French doors opening onto a Juliet balcony. The bedroom is a well-proportioned double, and both the bedroom and living room have been recently re-carpeted, enhancing the overall comfort and presentation of the apartment.

## OUTSIDE

The property is situated just a stone's throw from West Bay beach and benefits from access to the well-maintained communal grounds at Heron Court.

The apartment also includes a single garage and resident permit parking.



## SITUATION

Ideally located near the heart of West Bay, one of the region's most popular seaside resorts, with an excellent selection of amenities, restaurants and beaches.

## SERVICES

All mains' services. Electric heating.

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

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

## TENURE

999 year lease from 1994 with a share of the freehold. The service charge for 2025/2026 is £1,652. A copy of the lease is available on request.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

## VIEWING

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport head down South Street onto West Bay Road. At the roundabout take the third exit on West Bay Road and continue down to West Bay. On entering West Bay, turn right and follow the road alongside the harbour to the mini roundabout, take the second exit onto Fortyfoot Way. Continue down the road and the entrance to Heron Court is on the left.

What3Words:///braced.unhappily.increases



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.



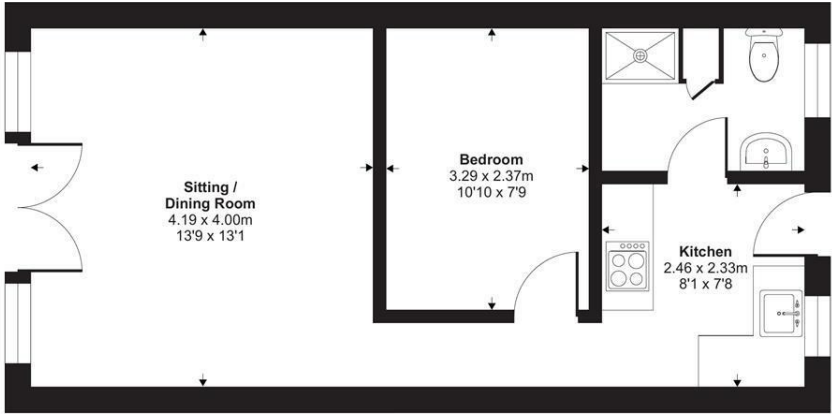
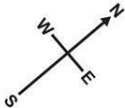
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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

32 South Street, Bridport,  
Dorset, DT6 3NQ

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Approximate Area = 408 sq ft / 37.9 sq m

For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Stags. REF: 1465948