



7 Brit View



# 7 Brit View Road

, Bridport, Dorset DT6 4HY

Harbour and Beaches 0.5 mile. Bridport 2 miles.

A very well appointed detached bungalow enjoying wonderful sea and country views

- Impressive bungalow
- Generous 1,344sqft
- 3 Bedrooms
- Living room, kitchen/family room and office
- Favoured location on West Cliff
- Superb sea and country views
- Very well appointed
- Bathroom, en-suite, wet room
- Landscaped south west-facing gardens onto fields
- Freehold. Council Tax Band E

Guide Price £700,000

## THE PROPERTY

A very impressive and well appointed detached bungalow, enjoying stunning sea views along the Jurassic Coast to Portland and over the surrounding countryside towards Bridport, on the favoured West Cliff in the highly sought after resort of West Bay. Under the current ownership, the property has been subject to extensive alteration, upgrading and enlargement to a very high standard, to create a wonderful home. It has attractive reconstituted stone-faced elevations under a concrete tiled roof (re-roofed in 2021 with 10 year guarantee).

The many excellent features include gas-fired central heating with upgraded boiler, uPVC sealed unit windows/doors, contemporary well equipped kitchen with waste disposal and granite work surfaces plus comprehensive appliances - AEG electric oven, electric induction hob, microwave, coffee machine, integrated dishwasher, wine cooler, Beko washing machine and Whirlpool American-style fridge/freezer, modern bathroom with spa corner bath, Travertine tiling and sky tube, modern en-suite wash room to principal bedroom, separate fully tiled wet room with mains shower plus jet sprays and LED lighting, upgraded internal doors, built-in wardrobes to two of the bedrooms and extensive furniture including desk, drawers and cupboards to the third bedroom/study and contemporary gas fire to the living room and downlighters to the kitchen/family room.



The generous and well presented accommodation comprises entrance lobby, reception hall, through living/dining room with window seat, kitchen/family room with French doors, large principal bedroom with French doors and en-suite wash room, second bedroom, third bedroom/study, bathroom and separate wet room.

## OUTSIDE

Extensive landscaping works have been undertaken both to the front and rear gardens for ease of maintenance.

A driveway leads to the attached garage with remote control up and over door. At the rear is a very useful studio/study/occasional bedroom with heating.

The front garden is attractively terraced and well set out. Adjoining the bungalow is a wide paved terrace taking advantage of the wonderful coastal and country views. Side pedestrian gate. The rear garden is, again, attractively landscaped and enjoys a sunny southwest private aspect with lovely sea views over West Bay and open fields (SSSI). The well laid out and stocked gardens include a paved terrace, flower and shrub beds and pathways together with specimen trees and a greenhouse.

## SITUATION

The property occupies a very attractive and peaceful location backing onto fields on the favoured private West Cliff estate, in West Bay. It is within easy reach of the centre, the South West Coast Footpath and open countryside. The coastal resort of West Bay forms part of the Jurassic Coast World Heritage Site and is within an Area of Outstanding Natural Beauty. It offers a picturesque harbour, popular beaches and promenade along with a good range of amenities including local shops, public houses and an 18-hole golf course.

The thriving and historic town of Bridport, renowned for its wide streets, is within only a few miles, offering comprehensive business, shopping and leisure facilities plus art centre, Electric Palace and leisure centre with an indoor swimming pool. The county town of Dorchester and Weymouth are both within about 15 miles with London rail services.

## AGENTS NOTES

There is an annual payment to The West Cliff Houseowners Association of £100, principally to cover the road, drainage and grass cutting of communal areas.

## VIEWINGS

Strictly by appointment with Stags Bridport

## SERVICES

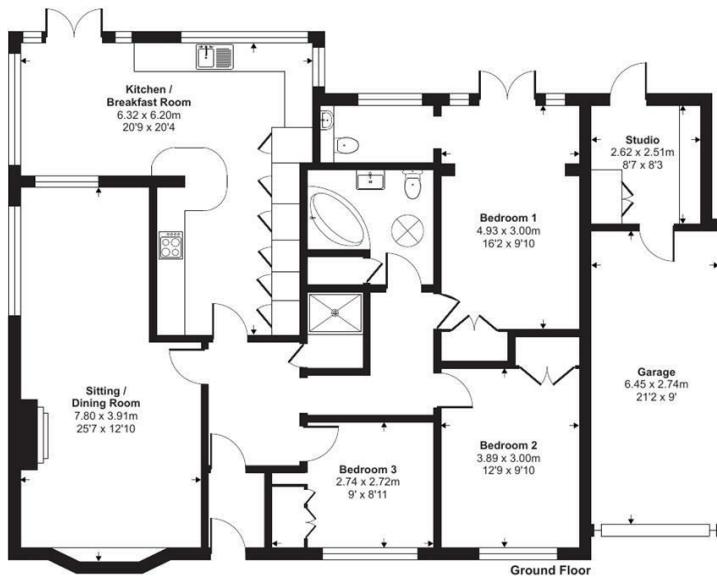
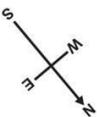
All mains services. Gas-fired central heating.

## DIRECTIONS

From our Bridport office proceed down South Street to the roundabout, take the 3rd exit into West Bay Road, signed West Bay. On reaching West Bay continue along the harbour bridge and at the mini-roundabout go straight ahead into Forty Foot Way. This leads into West Walks and Brit View is towards the end on the left. The property is the 4th on the left.

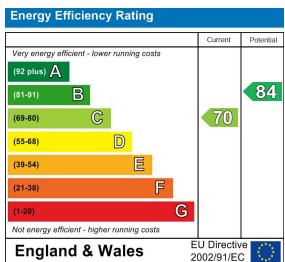


Approximate Area = 1344 sq ft / 124.8 sq m  
 Garage = 258 sq ft / 24 sq m  
 Total = 1602 sq ft / 148.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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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.



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