



39 Quayside



# 39 Quayside

West Bay, Bridport, DT6 4GZ

Bridport 2 Miles Lyme Regis 11 Miles

A stunning luxury apartment with spectacular sea views along the Jurassic Coast in the highly sought after resort of West Bay.

- Prestigious Development
- Stunning Views Along the Jurassic Coast
- Two Double Bedrooms (One En-Suite)
- Council Tax Band D.
- Service Charge £868.87 Per 6 Months
- Sunny South West Aspect
- Large Balcony, One Parking Space
- Large Living Room, Well-Equipped Kitchen
- Leasehold - 109 Years Remaining
- Ground Rent £350 Per 6 Months

Guide Price £420,000

## THE PROPERTY

Quay West is a very prestigious development of luxury apartments occupying a prime coastal and harbour setting in the highly sought after resort of West Bay on the spectacular Jurassic Coast. It was developed by Wyatt Homes in 2007 to a very high specification and are probably some of the best quality apartments in West Dorset.

39 Quayside is within the Ellipse building which is considered to be in the prime position within the development located on the southern side adjoining the esplanade. It is located on the third floor and enjoys a prime south west aspect with stunning sea views over West Beach along the Jurassic Coast to Start Point and also over West Bay to Bridport and the surrounding hills.



The very impressive specification includes: highly efficient electric central heating (with new electric boiler - underfloor heating throughout controlled by room sensors/ master in hallway & remotely via nest app) , well equipped kitchen with granite worktops, Neff electric double oven, gas hob, cookerhood, integrated fridge, freezer and integrated Lamona dishwasher (newly installed), attractive bathroom and shower room fittings, engineered oak flooring and fitted carpets, oak veneer doors, aluminium powder coated external double glazed windows and doors and a sky point.

The accommodation is spacious and very well presented with the benefit of recent redecoration, briefly extending to: reception hall with utility store (plumbing for washing machine), large open plan living/dining/kitchen with access to balcony (new floor covering), principle bedroom with ensuite (walk in shower), 2nd double bedroom, bathroom.

Access to the apartment is via stairs or a lift (with access from the ground level or basement carpark.

#### **HOLIDAY LETTINGS**

The apartment has been successfully let and there are multiple 5 star reviews. It is available as a going concern with contents available by separate negotiation. Alternatively, full vacant possession is also available.

#### **OUTSIDE**

There is the benefit of underground parking for one car with stairs or lift access to the third floor.

#### **SITUATION**

Quay West enjoys a high profile coastal and harbour position in the extremely popular coastal resort of West Bay in the heart of the World Heritage Site Jurassic Coast. West Bay is very much an unspoilt gem of the South Coast, with a working harbour. The village has a range of shops including a convenience store and renowned fishmonger. There are numerous cafes and restaurants including the artisan Sladers yard and Rise. The inner harbour is bustling with commercial fishing vessels landing their catch, alongside pleasure boats, and boats to hire for sea fishing trips. The outer harbour has a slipway for smaller vessels, and the breakwater pier is often used for mackerel fishing. The beaches are ideal for walking the dogs and sea bathing.

#### **SERVICES**

All mains services are connected. Highly efficient electric central heating (underfloor heating controlled by a control panel).

#### **TENURE**

A long lease of 125 years from 2006. The ground rent is £700 per annum and the service charge, £1,737.34 per annum.

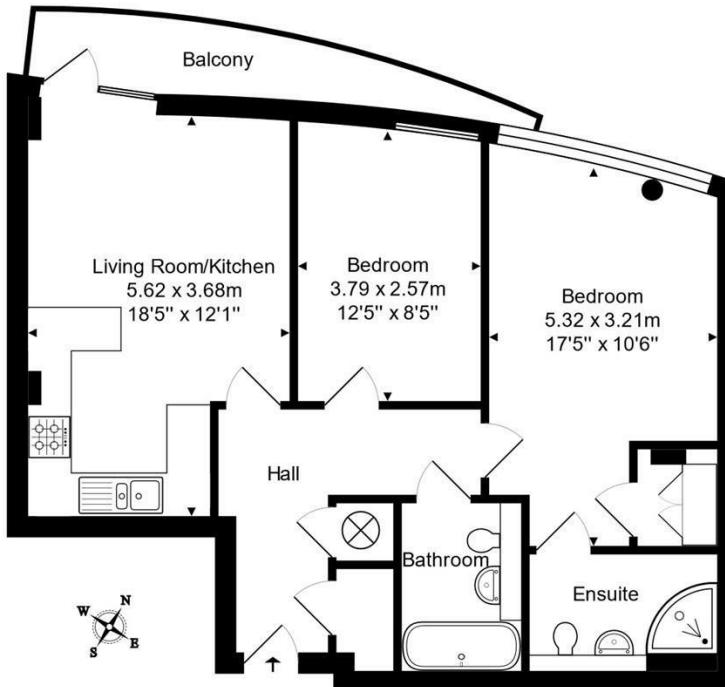
#### **VIEWINGS**

Viewings strictly by appointment with Stags, Bridport.

#### **DIRECTIONS**

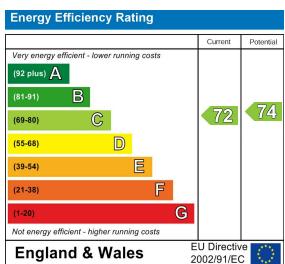
On entering West Bay, go past the harbour and turn left at the roundabout. Quay West will be seen on the right.





Total Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

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



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