



Beachcroft



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23 Forty Foot Way, West Bay, Dorset DT6 4HD

Harbour and Beaches right on the doorstep Bridport 1.5 Miles

A substantial and well presented semi-detached seaside house in a great location just seconds from the harbour and beaches in this highly sought after Jurassic Coast resort.

- Classic Seaside Home
- Just Seconds from Harbour and Beach
- Excellent Home and Income Potential (i.e. b'n'b/holiday lets)
- Four En-Suite Bathroom/Shower Rooms
- Freehold
- Newly Refurbished
- Generous 2500 SqFt Floor Area
- Five Bedrooms
- Two Reception Rooms
- Council Tax Band D

Offers Over £525,000

THE PROPERTY

Beachcroft is an attractive and well presented semi-detached character house in a seaside location just back from the harbour and beaches in this highly sought after resort on the world famous Jurassic Coast. It was built in the 1920's having pebbledash colour washed elevations and faces principally south enjoying sea views, harbour glimpses and cliff views from the upper floor.

Under the current ownership since 2004, it has been subject to extensive refurbishment and offers all modern amenities in excellent order throughout. Very recent improvements include a new en-suite bathroom, a new en-suite shower room, new floor coverings together with external and internal redecoration. Gas fired central heating is installed and low maintenance UPVC windows throughout.

The accommodation is very well proportioned throughout and there are a whole number of original features typical of its type including high ceilings, wood panelling, parquet and mosaic tiled flooring, fireplaces and bay windows plus a fine staircase.



The accommodation is arranged over three floors and comprises: Ground floor- reception hall, large sitting room (formally two rooms), large separate dining room, utility, cloakroom, kitchen, study/office. First floor- principal bedroom with en-suite shower room, two further bedrooms both with en-suite shower rooms (one with a dressing room). Second floor- landing, fourth bedroom with en-suite bathroom and fifth bedroom.

The house has good sized off road parking, a useful store (the former garage) and a sunny south facing, low maintenance front garden.

The property offers excellent home and income potential i.e. bed and breakfast (between 2005 and 2018, a very successful bed and breakfast was operated) or for holiday lets. Alternatively, it would make a lovely family home or for second home use.

Beachcroft is a rather unique seaside home which rarely comes to the market in West Bay and viewing is strongly recommended.

OUTSIDE

It is approached through double wooden gates onto a brick paved driveway and there is an attached useful store (easily re-converted back to a garage if required).

The garden lies to the front being down to lawn together with a central decorative water feature.

SITUATION

Beachcroft occupies a tucked away position in a no through lane just seconds from the harbour and West Beach. West Bay is a highly sought after coastal resort and former fishing village, being the popular setting for the TV series Broadchurch at the heart of the World Heritage Jurassic Coast. West Bay has extensive beaches, a lovely working harbour and a range of amenities including a newsagents, convenient store and well renowned fishmongers. There are a number of cafes and restaurants including The Artisan Saddler's Yard. It is within an Area of Outstanding Natural Beauty with a range of lovely clifftop and riverside walks. Just a few miles to the north is the vibrant and historic town of Bridport which has a twice weekly market and offers an excellent range of shops and services including restaurants, a cinema, leisure centre, supermarkets, museum and schools for children of all ages.

SERVICES

All mains services are connected. Gas fired central heating.

VIEWINGS

Strictly by appointment with Stags. Telephone 01308 42800.

DIRECTIONS

Go past the harbour and at the mini roundabout, take the second left into Forty Foot Way. After passing the fish and chip shop, take the immediate next left (the entrance to the Old Shipyard Centre) and bear left. Beachcroft is at the far end on the left.



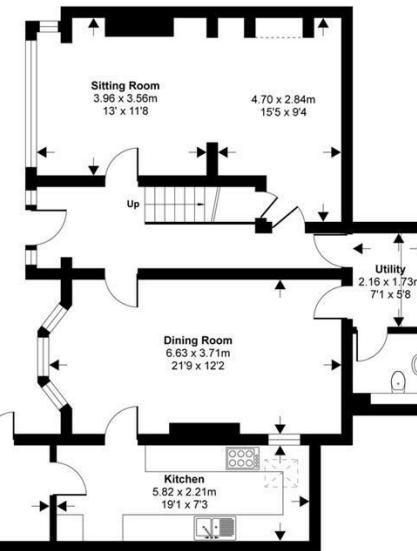
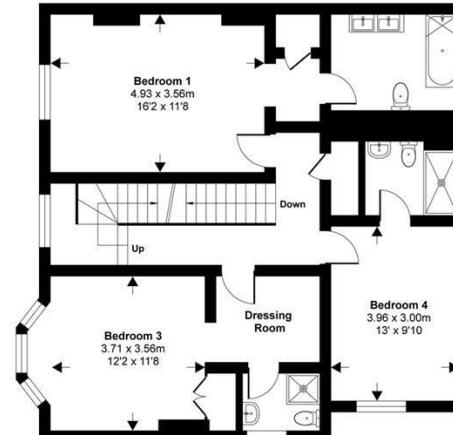
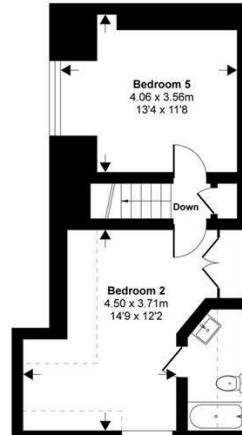
Denotes restricted
head height

Approximate Area = 2491 sq ft / 231 sq m (includes garage)

Limited Use Area(s) = 62 sq ft / 6 sq m

Total = 2553 sq ft / 237 sq m

For identification only - Not to scale



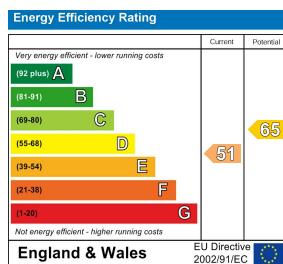
Second Floor

First Floor

Ground Floor

 RICS Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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