

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds  
& Sampson

A photograph of a two-story residential building with white brickwork and large glass windows. The building has a gabled roof and a balcony on the upper floor. The ground floor features large glass doors and windows, some of which are open, revealing the interior. The building is set on a green lawn with a small garden bed in the foreground. The sky is blue with some clouds.

# 8 Kingfisher Court

West Bay, Bridport, Dorset

# 8 Kingfisher Court

West Bay  
Bridport  
DT6 4HQ

Immaculate one bedroom ground floor apartment  
within moments of the esplanade at West Bay.



- Beautifully presented throughout
- Open plan living accommodation
  - Garage and parking permit
  - No onward chain



Guide Price **£180,000**

Leasehold - Share of Freehold

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## THE DWELLING

A beautifully presented one bedroom ground floor apartment situated in West Bay, moments away from the esplanade and beach. The apartment has been well maintained under the current ownership and presents in excellent order throughout and enjoys a westerly aspect, taking in the wonderful sunsets.

## ACCOMMODATION

The apartment is open plan, with the kitchen/living/dining room taking in the westerly views through floor to ceiling windows and French doors. The attractive kitchen is fitted with base units with an electric oven and hob. There is ample space for a dining area to one end and a seating area to the other. To the rear is the bedroom which fits a double bed with a bathroom adjacent.

## OUTSIDE

The apartment benefits from a garage, parking permit, and use of the communal gardens. The current owners rent additional parking which may be available to the new owner.

## SERVICES

Mains water, electricity and drainage. Electric heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band: A. (Dorset Council - 01305 251010)

EPC: C.

## SITUATION

West Bay is a popular holiday area with a working harbour, piers, and a choice of beaches. Amenities include pubs, restaurants, cafes, galleries, antiques arcade and various shops. The apartment is well situated for the footpaths along the cliffs and into Bridport, with the dog beach also within easy reach.

## DIRECTIONS

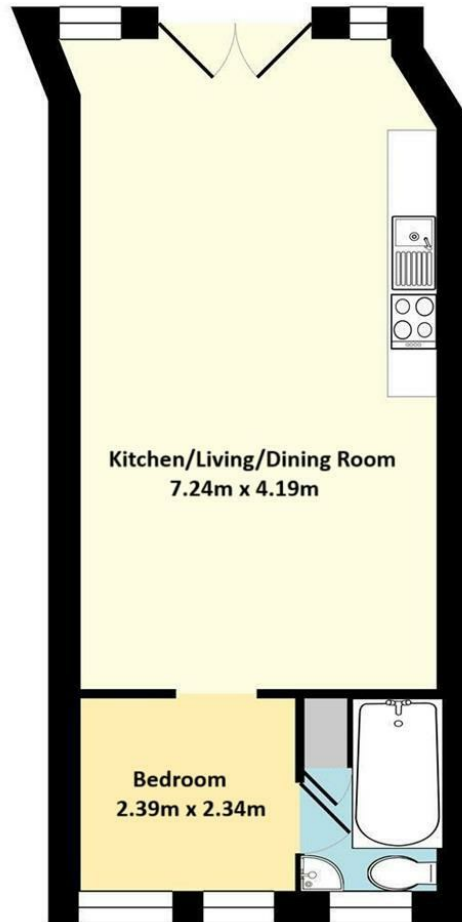
What3Words///wooden.stove.cello

## MATERIAL INFORMATION

Leasehold: The lease is 999 years commencing from 24 June 1994. The service charge for the apartment is £2,259.00 per annum. It is understood that holiday letting and pets are permitted.



Energy Efficiency Rating		Current	Potential
The energy efficiency class (energy rating) shows how energy efficient a property is. A higher rating means a property is more energy efficient.			
Very energy efficient (lowest carbon rating)	A		
Energy efficient	B		
Decent	C	70	82
Below average	D		
Average	E		
Below average	F		
Poor	G		
For more information on energy ratings visit <a href="http://www.gov.uk/government/topics/energy-efficiency">www.gov.uk/government/topics/energy-efficiency</a>			
England & Wales		EU Directive 2002/91/EC	



This Floor Plan is for guidance only and is NOT to SCALE  
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