



15 HERON COURT
WEST BAY, WEST DORSET

JACKSON-STOPS 

**15 HERON COURT
WEST BAY, BRIDPORT
DORSET, DT6 4HF**

A SOUTH WEST FACING FIRST FLOOR STUDIO
APARTMENT TUCKED AWAY IN THE MOST POPULAR
SEASIDE RESORT OF WEST BAY AND JUST A
STONE'S THROW FROM THE BEACH, WITH A MUCH
SOUGHT AFTER SINGLE GARAGE.



DISTANCES

BRIDPORT - 1.9 MILES
DORCHESTER (MAINLINE STATION
TO LONDON WATERLOO) - 16.2
MILES
CREWKERNE (MAINLINE STATION
TO LONDON WATERLOO) - 14.7
MILES
EXETER (REGIONAL AIRPORT) -
40.1 MILES

ACCOMMODATION

- Kitchen
- Sitting room / bedroom
- Bathroom
- Sunroom

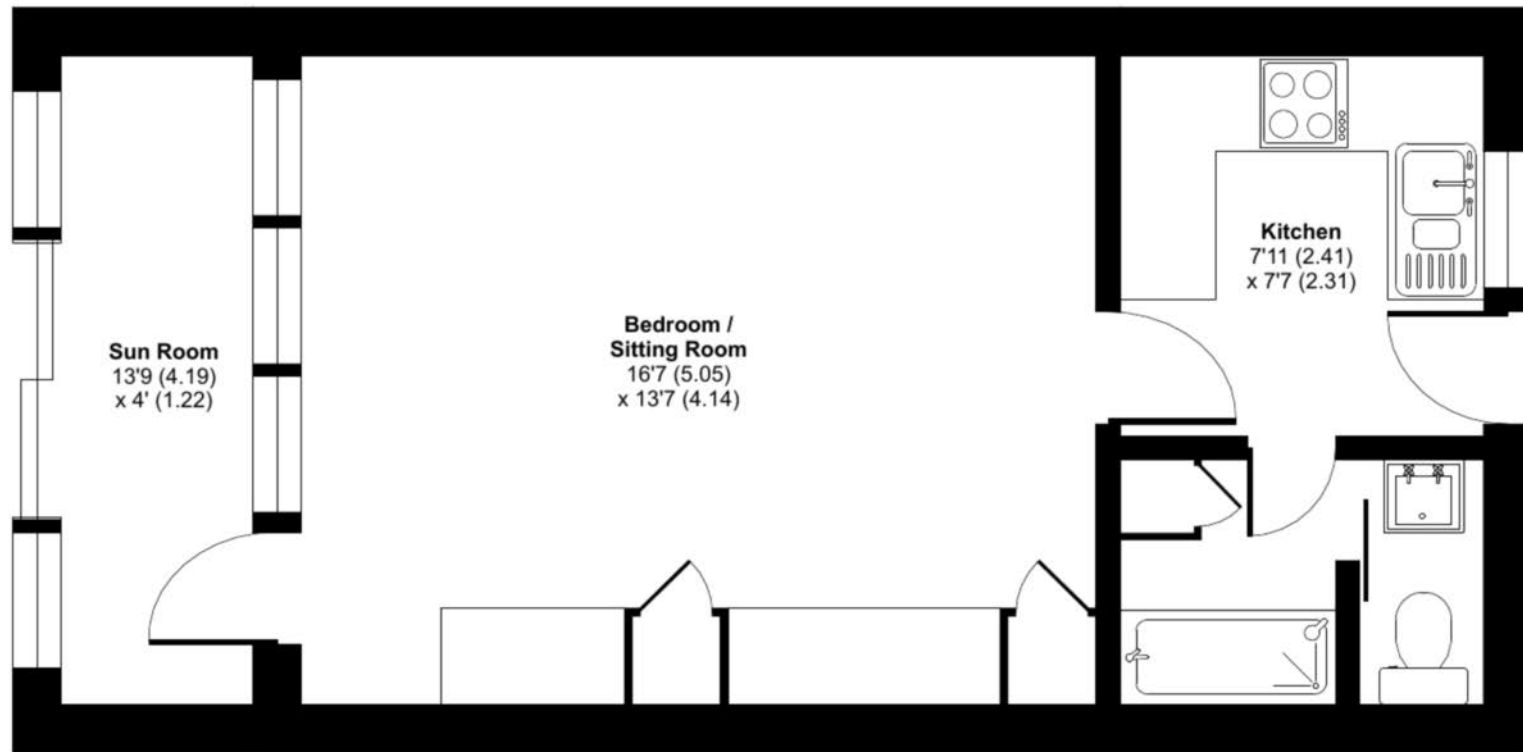
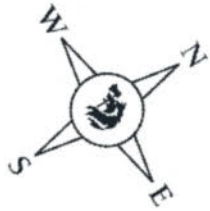
OUTSIDE

- Single garage in a block
- Residents & visitors parking with free parking permit
- Communal gardens

Heron Court, West Bay, Bridport, DT6

Approximate Area = 398 sq ft / 37 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jackson-Stops. REF: 1255935



JACKSON-STOPS

PROPERTY

Tucked away a short walk from the centre of the most popular seaside resort of West Bay with all its superb amenities, restaurants, and fantastic beaches, number 15 Heron Court is a most convenient first floor studio apartment.

Heron Court is located within the Old Shipyard Centre, a development of seaside apartments built in the late 1960's quietly tucked away with a south-facing aspect and overlooking a large communal green/sitting area. There is access to the beaches and level walking along the West Beach promenade and piers, with cliff walks along the Jurassic Coastline and onto the South West Coastal Path.

On first entering the property there is a surprising feeling of space and light, and it is immediately obvious that this much loved property has been very well looked after by the present owners and offers a rare opportunity to purchase a perfect bolt hole or seaside home.

The main room is light and spacious, with a cleverly designed and fitted put away bed which fits perfectly into bespoke wooden cabinets. Once the bed is put away, there is plenty of room for a dining table and sofas and there is also a lovely sunroom, a perfect place to sit and enjoy this most tranquil location. There is also a surprisingly good sized and well-fitted kitchen incorporating a number of wall and base units, and a bathroom. Just below the property is also a much sought after single garage.

All in all, this is a truly wonderful property in such a popular and convenient location.



LOCATION

The Dorset coast is a world heritage site and West Bay is a popular and sought-after fishing village with a pretty harbour, a variety of interesting shops, pubs and restaurants as well as being the coastal location for the popular television series 'Broadchurch'.

Burton Bradstock, home of the popular Hive Beach Café and Seaside Boarding House, the cliff top creation of the former Groucho Club co-founder, is just a short drive from the property.

West Bay is just under 2 miles south of the handsome Georgian market town of Bridport with its excellent variety of shops, schools and restaurants and supermarkets including Waitrose, Morrisons and Co-op and a particularly popular twice weekly street market.

The county town of Dorchester is 16 miles to the east and has a further range of facilities including a main line railway station to London Waterloo.

SPORTING & RECREATION

West Dorset is a beautiful area and is well known for its sporting and leisure pursuits which include golf at West Bay and Dorchester Came Down. Horse racing at Bath, Wincanton, Salisbury and Taunton. Arts Centre, the Electric Palace & Lyric Theatre in Bridport with larger theatres in Poole, Salisbury and Bath. The Dorset coastline has been recognised as a World Heritage site with its spectacular coastal path.



PROPERTY INFORMATION

SERVICES:

Mains Electric, Water and Drainage. Gas not connected at 15 Heron Court, but is available on site subject to permission

TENURE:

Leasehold with 968 years remaining, with a share of the freehold. The development comprises of roughly 89 apartments managed by Evolve, each apartment holds a share of the freehold.

CHARGES:

Evolve Block & Estate Management Ltd
Ground rent, service charge & buildings insurance included, 2024 cost £1,653.81 due annually in June. 2025 charge not yet announced.

LOCAL AUTHORITIES:

Dorset Council, Tel: 01305 251000

COUNCIL TAX:

Band A

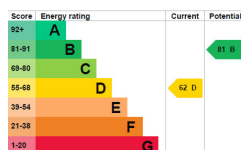
VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: [///speakers.vocab.shortcuts](#)

On entering West Bay, turn right and follow the road alongside the harbour to the mini-roundabout, take the second left onto Fortyfoot Way. Pass the fish & chip shop on the left, and the entrance to Heron Court is the first on the left.



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

01308 423133

bridport@jackson-stops.co.uk

jackson-stops.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910