

## 8a South Street

Bridport Dorset  
DT6 3NQ



**Guide Price £275,000 Leasehold**

A magnificent Grade II Listed penthouse maisonette affording superb views, with roof terrace, garden and outbuilding overlooking the vibrant Bucky Doo Square in the heart of Bridport



**SITUATION:** The property is located right in the town centre of Bridport with view directly to the iconic Town Hall clock and overlooking Bucky Doo Square which hosts bands and events all year round, the vibrant community hub of Bridport.

There are many restaurants and eateries close by together with the Art Centre, Museum, Churches, Electric Palace theatre/cinema, community orchard and Burrough Gardens, whilst the Leisure Centre with indoor swimming pool lies an active 0.5 mile walk away.

Bridport has a renowned twice-weekly street market, an artists' and vintage quadrant and has recently been designated West Dorset's leading art and cultural town. There is a comprehensive range of mainly independent shops, a medical centre and dentists' practices, schools and a wide variety of clubs and organisations catering for most leisure interests.

The coastal village of West Bay lies some 2 miles to the south with connecting road, walk and cycle ways from Bridport. Here there is a fishing/boating harbour, beaches and access to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** comprises a maisonette above a commercial shop unit presently a pet shop. The whole building is Listed Grade II featuring mainly brick elevations under a slate roof and forms a street of terraced properties. This maisonette/penthouse is accessed via a door off the street to a large-flagged and gated passageway with a private door off to the left opening to a staircase rising to the first floor.

This flat has been resided in and much loved by the seller for over 30 years and is of generous proportions with large sash windows to the front and displays a wealth of character features. The ceilings are high and there is a good degree of natural light. The property stretches deeply to the west with the accommodation at the rear very peaceful and tranquil and with far-reaching views to distant hills and beautiful skylines.

The property has been well maintained with regard to electrics, a recently installed mains gas combi-boiler and a luxury bath/shower room with underfloor heating. However, it is fair to say that the property remains very rustic and some decorative improvements would now be beneficial.

There is a roof-top conservatory/studio and garden with outside staircase leading down to a lovely secret garden area, well stocked and mainly hard-landscaped and there is a very useful outbuilding/workshop.

**THE ACCOMMODATION** affords a private door off the shared passageway opening to a staircase rising to the first floor.

**SPACIOUS SITTING ROOM** with two large sash windows overlooking Bucky Doo Square. Cupboard housing the modern electric consumer unit with lit display shelving above.

Door to **INNER HALLWAY/LANDING** with staircase spiralling up to the floor above with mahogany newel post and handrail and additional handrail to the inner side.

Step to:

**MODERN BATHROOM** with luxury suite and decor and under floor heating, comprising a large shower cubicle with shower head over and secondary hand-held shower spray, panelled bath, raised wash basin with sliding drawer with mirrored medicine cabinet over and close-coupled WC. Ceramic wood-effect tiled flooring, attractive slate tiled surrounds, concealed ceiling downlighters, two windows for natural light and double-doored built in wardrobe/linen storage cupboard.

**KITCHEN** with wooden range of wall units and base cupboards and drawers with work surfaces including a sink unit with window over, under-surface plumbing for washing machine and dishwasher. Recess housing the modern mains gas-fired combi boiler providing central heating and hot water.

**DINING ROOM/BEDROOM 4** with attractive wooden fireplace surround, window and glazed door leading into the:

**CONSERVATORY/STUDIO** which has part-glazed elevations and double-glazed French doors opening to the **ROOF TERRACE** which has a metal staircase leading down to the garden and provides an outside area for the display of patio pots.

#### **SECOND FLOOR**

**LANDING** with window giving good natural light over the staircase and providing a small sitting/display area. A door off here opens to a steep wooden staircase rising to the **ATTIC ROOM** which is of considerable proportions, mainly boarded and displaying large attic beams, ideal for storage/trainset.

**DOUBLE BEDROOM 1** facing the front with double-doored wardrobe built in.

**DOUBLE BEDROOM 2** facing west.

**LARGE SINGLE BEDROOM 3** with window to the front.

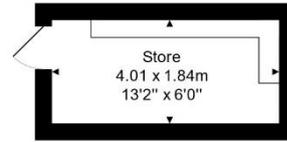
#### **OUTSIDE**

The property enjoys a ground floor secret garden area well enclosed with deep raised beds well planted and contained by stone walling, and bathed in sunshine all day long. There is a central hard-landscaped patio area and a lean-to **WORKSHOP/SHED** of substantial construction under a slate roof with wooden pedestrian door and electric light and points fitted.

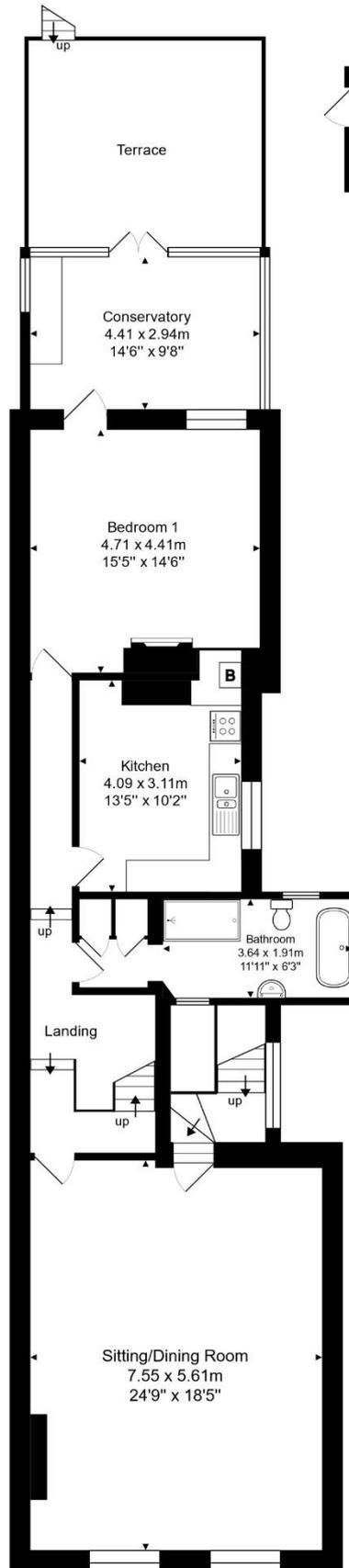
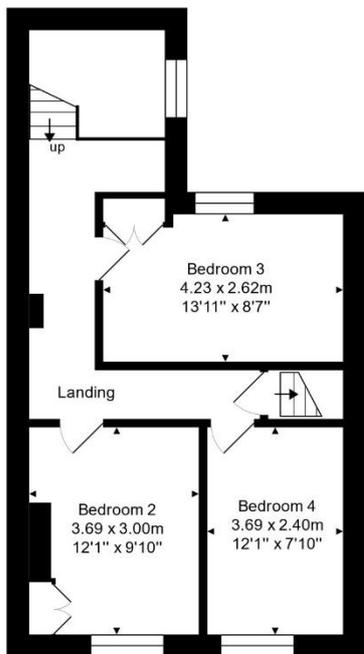
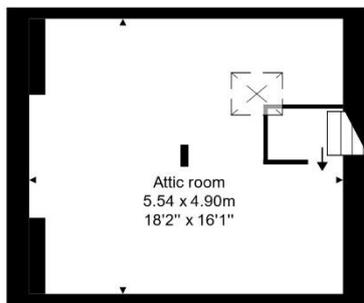
**SERVICES:** All mains services are connected. Modern combi-boiler providing hot water and central heating. Fireplaces are believed to have been capped off. Council Tax Band 'B'. Superfast Fibre Broadband available with Openreach 79-80 Mbps approx download speed. Good mobile coverage from all main providers.

**TENURE:** The property is held on a 99-year lease from 24.08.2007 with service charges collected on a 60/40% basis with the commercial unit below (but there have been no charges collected in recent years). There is ground rent of £25 per annum and the insurance premium amounted to £815.80 for the year from 25/2/24.

TC/CC/KEA240057/16824



8a South Street  
Bridport  
DT6 3NQ



Total Area: 173.8 m<sup>2</sup> ... 1871 ft<sup>2</sup> (excluding terrace, attic room, store)

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



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.