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**Bridport Branch**

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# Vicary & Co

Chartered Surveyors & Property Agents

Estate Agents & Valuers  
Residential - Commercial - Rural



**Flat 3, 20-22 Victoria Grove, Bridport, Dorset DT6 3AA**  
**Guide Price £178,000**



## Flat 3, 20-22 Victoria Grove, Bridport, Dorset DT6 3AA

Guide Price £178,000

A beautifully presented duplex apartment set in a highly convenient central location, combining charming period features with a contemporary finish. The property is arranged over two floors and offers well-proportioned accommodation filled with natural light.



# Property Details

- Duplex Apartment
- Large Double Bedroom
- Arranged across two floors
- Convenient location
- Lots of Natural Light
- Period Features

## THE PROPERTY

Ideally positioned in the heart of the town centre, yet discreetly tucked away along an attractive side street, the apartment enjoys a peaceful setting just moments from local amenities.

Accessed via a side gate from street level, a pathway leads to the shared front entrance. Internally, the building comprises two flats, with a private staircase rising to No. 3.

The first floor opens into a bright and welcoming sitting room featuring double glazed windows facing to the front elevation and a nook area ideally suited to being a craft or home office area. There is also a well-appointed kitchen, fitted with an integrated oven and electric hob, space for a slimline fridge and provision for a washing machine.

On the second floor is a generous double bedroom, again benefiting from sash windows to the front, allowing an abundance of natural light. Adjacent to the bedroom is a modern fitted shower room, complete with shower, WC and basin.

We are advised that there is also access to a fully boarded loft area with ladder which is ideal for storage.

The property benefits from a fabulous location conveniently close to Bridport town centre and all local amenities, including doctors surgery, dentists, supermarkets, shops and bi-weekly market.

## SITUATION

Bridport is a thriving and historic market town offering an excellent range of independent shops, cafés, and public houses, along with a twice-weekly street market and a strong arts and cultural scene. The town provides a good selection of everyday amenities including supermarkets, leisure facilities, and schools, all centred around its attractive Georgian streets and bustling town centre.

To the south lies the renowned coastal harbour of West Bay, approximately 1.5 miles away, forming part of the Jurassic Coast World Heritage Site. West Bay offers a picturesque marina, sandy beaches, and a variety of seafood restaurants and cafés, while the nearby countryside and coastline provide outstanding opportunities for walking and outdoor pursuits.

## PROPERTY TENURE

Share of Freehold/Leasehold

## INFORMATION

Heating Type: Mains Gas

Construction Type: Traditional brick construction with a tiled roof.

Broadband: Standard Available (Ofcom Data)

Mobile phone coverage: Network coverage is good on most networks, please refer to Ofcom website.

Flood risk: Very low based on date from gov.uk website

## SERVICES

Mains electricity, gas, water and drainage.

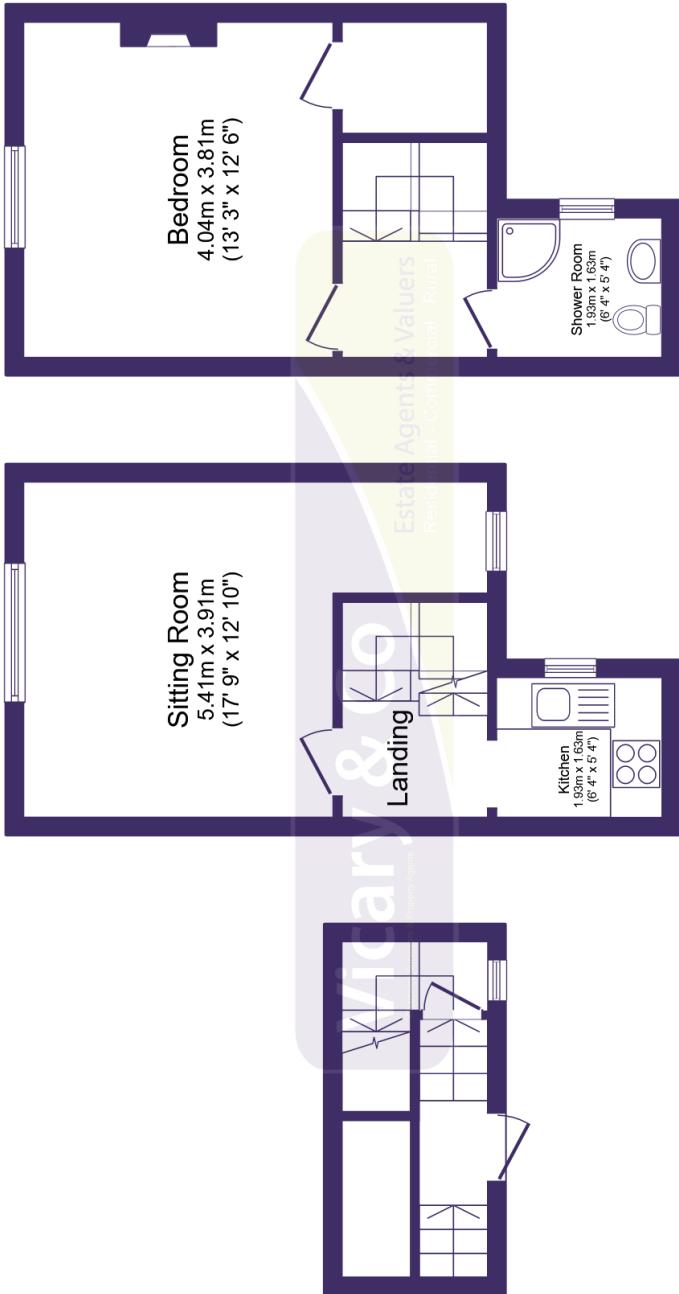
Council Tax Band: A (Dorset Council)

EPC: C (71)

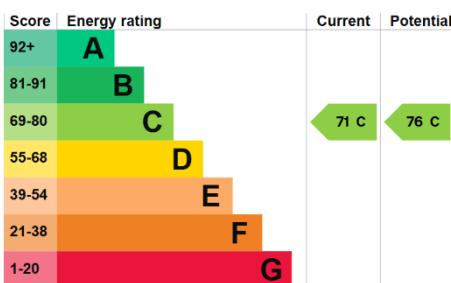
## VIEWINGS

Strictly by appointment only with Vicary & Co





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or missstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io).



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**Important Information:**  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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