



Elegant Apartment 2 Bed 2 Recep, balcony £399,000 share of Freehold
West Gate, Bellair House, Berne Lane, Charmouth, Dorset DT6 6RD

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SMITH & BANWELL

in brief...

Elegant & beautifully appointed Regency Apartment with country views

Two double bedrooms (one en suite)

Second Reception Room suitable for Dining, with fireplace

Fitted Kitchen with AEG appliances

Communal landscaped gardens

Refurbished to a high standard and available now fully carpeted.

Generous Living Room with tall French doors with shutters leading onto wide balcony with views

Main Bathroom with classical period fittings

Gas Central Heating

Private allocated parking for two cars

*Sympathetically &
professionally
refurbished*



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in more detail...

A substantial & impressive apartment on the first floor of a stunning Regency Grade 11 Listed villa on the outskirts of Charmouth. A superb period space with high ceilings, fireplaces, sash and arched windows with classic kitchen & bathroom fittings completing the conversion. Decorated in soft neutral tones with fitted carpets and floor tiles. This would be suitable equally as a main home, or holiday home. Additional feature of a wide private balcony with fine country views.

Accessed from the impressive front steps outside to an arched entrance door into the property. Door to right into a bright double aspect fitted kitchen.

Shaker style units with butler sink, electric wall mounted oven, gas hob, integrated dishwasher and fridge freezer. Feature arched window to front, side window both with lovely views.

Bathroom opposite with arched feature window and classical regency style bath with shower over, wc and hand basin. Spacious hall with original American parquet flooring, again with classic high ceilings and ceiling rose.

Open plan dining area with a fireplace and large sash window with original shutters. A stunning living room with fireplace between arched alcoves and cupboards below. Tall French windows lead out to a wide long glazed balcony



framed by scrolled white ironwork with views out to the gardens.

Main bedroom with tall French windows and fireplace. En suite shower room with WC and hand basin. Second double bedroom with large sash window and original shutters.

Mature landscaped gardens with handsome feature trees and lawns. Private parking area with residents car park. Mains gas central heating & hot water, new sewage treatment plant and mains electricity.

DFH1044 EPC exempt DDC tba. No forward Chain. Long 996 year lease with Share of Freehold. Service Charge £3,174 per annum which covers Building insurance, gardening outside lighting, tree & hedge maintenance and waste treatment servicing & ongoing repairs fund.

the location...



Approximate total area⁽¹⁾
1284.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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