



4 Bramley House,



# 4 Bramley House,

Chancery Lane, Bridport, DT6 3PX

Town Centre location. West Bay/Jurassic Coast 2 miles.

A newly refurbished quality self-contained ground floor apartment with parking in a sought after tucked away town centre location.

- Very impressive apartment
- Open plan living/dining room/kitchen
- Study/dressing room/occasional 2nd bedroom
- Allocated parking space
- Unique home
- Appointed to high specification
- Large main bedroom
- Contemporary kitchen and shower room fittings
- Town centre and river walks nearby
- 999 Year lease commencing 2024. Council Tax Band A

Guide Price £220,000

## THE PROPERTY

4 Bramley House is a very impressive and unique self-contained ground floor apartment in a sought after central location, within the heart of the town. Bramley House was built in circa 1991 and now comprises just 4 apartments, with No. 4 being recently, skillfully, converted and refurbished to a very high standard in just the last few years.

Offered in virtually as-new condition throughout, the many excellent features include gas-fired central heating, traditional timber sealed unit windows, contemporary well equipped kitchen with compact laminate with concrete effect work surfaces, Neff electric oven, induction hob, cooker hood, Sharp microwave, Bosch fridge/freezer and Bosch dishwasher, contemporary fully tiled shower room with walk in shower and luminated/Bluetooth mirror and heated towel rail, oak veneer doors and upgraded wiring with LED downlighters, kitchen plinth, breakfast bar and a Blomberg washing machine.



The living space and principal bedroom are very good sized and the apartment enjoys a sunny south/west-facing aspect.

Briefly extending to large open plan living/dining room/kitchen, principal bedroom, study/dressing room/occasional second bedroom, utility area, shower room.

There is also the immense benefit of an adjoining allocated parking space (properties with parking within the town centre are very rare).

### **OUTSIDE**

Adjoining cobbled courtyard area with allocated parking space.

### **SITUATION**

Occupying a prime peaceful location close to the town centre, within a minute's walk of the shops/amenities and also the River Meadows. A nearby footpath/alleyway gives a shortcut to East Street and there is also easy access to South Street. Bridport is a thriving and historic market town known for its wide streets and recently voted, by the Sunday Times, as one of the best places to live in the UK. There are excellent shopping, business and entertainment facilities, an art centre, schools and leisure centre with swimming pool, together with a highly popular twice weekly street market. The coast at West Bay is only a few miles to the south, with a lovely harbour, bathing beaches and access to the beautiful Jurassic coastline.

### **SERVICES**

All mains services. Gas-fired central heating.

Broadband - Standard up to 7Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

### **TENURE**

Leasehold.

New 999 year lease commencing 2024, 997 years remaining.

Ground Rent: £0

Service Charge: £164PA, for building insurance and water.

### **RESIDENTIAL LETTINGS**

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

### **VIEWINGS**

Strictly by appointment with Stags Bridport.

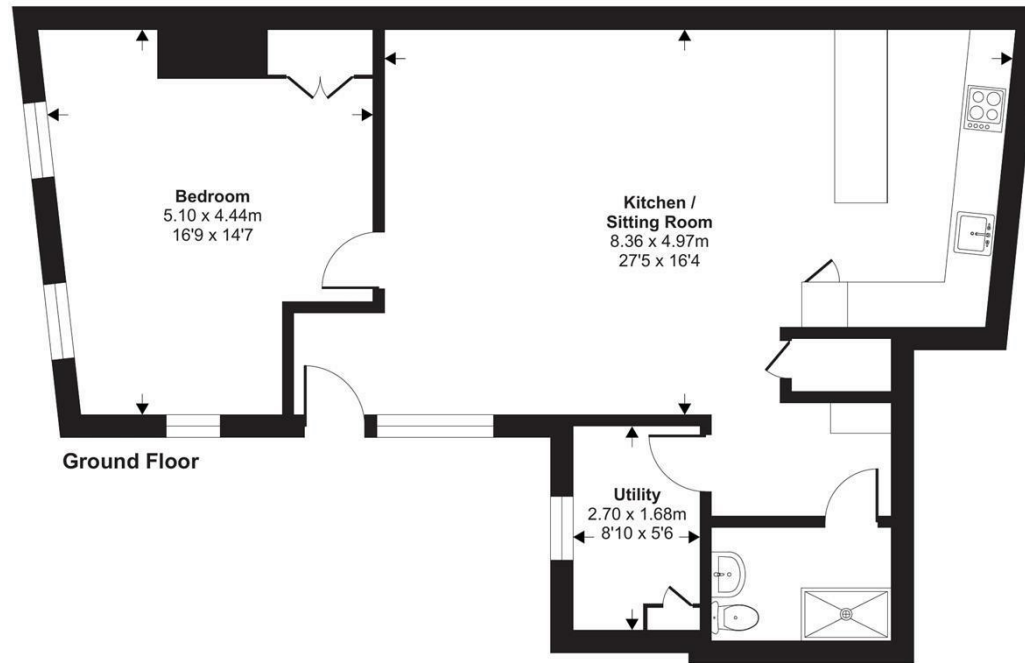
### **DIRECTIONS**

From Stags South Street office, go almost directly across into Folly Mill Lane and Chancery Lane is after a short distance on the right.

What3Words: ///dean.ramble.lamplight



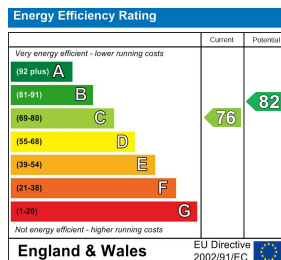
Approximate Area = 799 sq ft / 74.2 sq m  
For identification only - Not to scale



Ground Floor

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Stags. REF: 1469586

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