



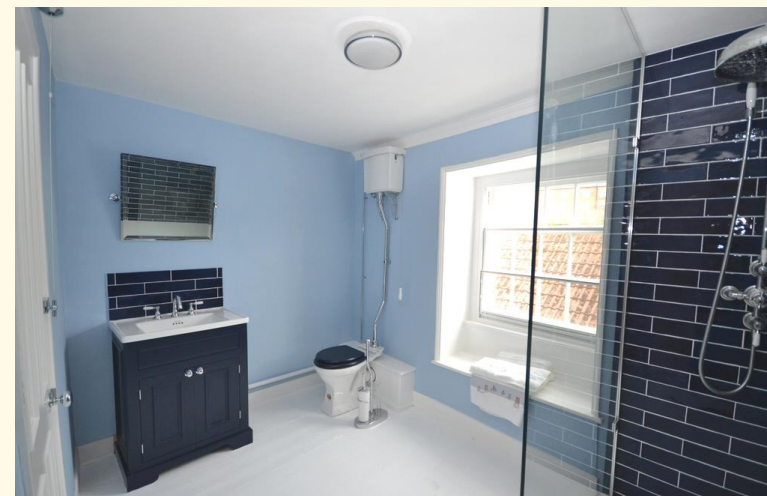
Nothe Parade  
Weymouth





This property offers a rare opportunity to acquire a fine circa 18th century Grade II Listed Georgian residence situated near the entrance of Weymouth's picturesque harbour. This imposing home affords stunning, uninterrupted views across the harbour and surrounding coastline. The property enjoys an abundance of period features and offers accommodation that is well presented throughout. Externally, the property offers a central courtyard and a southerly facing, decked roof terrace. EPC Exempt.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset county town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has recently benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools.



- This property boasts a wealth of accommodation that is well presented throughout, offering an abundance of character and original features including stripped wooden flooring, cornices and panelled walls.
- There are three generous reception rooms including a spectacular first floor sitting room with a large circular bay window that enjoys panoramic views of the harbour, Weymouth Esplanade and the beach.
- The kitchen offers a comprehensive range of units that provide ample storage options and work surfaces. There are a selection of integral appliances and the property benefits from a separate utility room.

- There are four generous bedrooms, the master enjoying harbour views and benefiting from fitted storage options and en-suite facilities.
- The family bathroom is tastefully fitted with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over.
- Externally, there is a lovely small central courtyard with raised stocked borders, providing a quiet sitting area. There is a wonderful decked, south facing roof terrace that is access via the second floor landing. In addition, there is an enclosed courtyard with a gateway onto a path that provides access to Nothe Parade.



### Room Dimensions:

Reception Room	4.17m x 3.94m (13'08" x 12'11")
Dining Room	3.48m x 3.48m (11'05" x 11'05")
Kitchen	3.56m x 2.24m (11'08" x 7'04")
Sitting Room	5.28m x 4.17m (17'04" x 13'08")
Bedroom	3.51m x 3.45m (11'06" x 11'04")
Master Bedroom	5.21m x 4.17m (17'01" x 13'08")
Bedroom	3.51m x 3.28m (11'06" x 10'09")
Bedroom	2.97m x 2.74m (9'09" x 9'0")

### Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also

### Parking:

On street parking permits are available for approximately £70 per annum.

### Local Authorities:

Weymouth and Portland District Council, Council Offices, North Quay, Weymouth, Dorset, DT4 8TA Tel: 01305 211970.

We are advised that the council tax band is F

### Viewings:

Strictly by appointment with the sole agents: Parkers Property Consultants and Valuers Tel: 01305 340860

