



Flat 2, 26 Baywatch, Greenhill, Weymouth, Dorset

A first floor apartment with breath-taking views over Greenhill beach, Weymouth Bay, and the rolling coastal countryside beyond.

Guide Price
£635,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

Flat 2, 26 Baywatch, Greenhill, Weymouth, Dorset, DT4 7SG

- First floor apartment with balcony
 - Stunning sea views
 - Spacious reception room
 - Three double bedrooms
- Bathroom and en-suite cloakroom
 - Lift to all floors
 - Private garden room
- Communal garden with beachside access
 - Allocated parking space
- 999-year lease from June 1986 with a remaining 961 years- Peppercorn ground rent

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A stunning first floor apartment with breath-taking views over Greenhill beach, Weymouth Bay, and the rolling coastal countryside beyond.

The apartment offers an allocated parking space, private garden room and direct access to Weymouth promenade. Access is via a communal entrance hall from which there are stairs and lift service. The accommodation is of a traditional layout with separate sitting/dining room and kitchen. The kitchen has been upgraded with an attractive range of wall and floor mounted units with worksurfaces, sink unit, plumbing for a washing machine and built in double oven and hob. A rear aspect window takes in the stunning seascape. Being dual aspect, the spacious sitting/dining room provides panoramic views over the bay and esplanade towards to the town. Sliding glazed doors open onto a balcony from which the views extend towards Weymouth & Portland to the right and Overcombe Beach and Bowleaze Coveaway to the left.

The principal bedroom benefits from an en-suite cloakroom and fitted wardrobes. A picture window to the rear provides a stunning backdrop. There is a bathroom and a further two well-proportioned double bedrooms both with fitted wardrobes.

Outside

Externally to the front of the building is an allocated parking space. To the side is access to a delightful communal garden with paved sun terrace from which the spectacular views across Weymouth Bay can be enjoyed. A path and gate give direct access onto the promenade. The apartment benefits from a private garden room with glazed door and window.

Situation

The apartment is ideally situated to enjoy this lively seaside resort. The beach is literally on your doorstep with easy access onto the promenade. The property is close to the beautiful Greenhill Gardens with its tennis courts, putting green and lawn bowls club. The popular Lodmoor Country Park and RSPB Nature Reserve are also within easy reach.

There are a good range of local amenities within a few hundred yards, including takeaways and Public Houses. The town centre is a short walk along the esplanade and provides a comprehensive range of shopping and educational facilities as well as access to a large sandy beach and a stunning picturesque harbour which is surrounded by several boutiques, eateries and café/bars.

The area is surrounded by rolling countryside with foot and bridle paths giving access to many areas of Outstanding Natural Beauty along

the World Heritage Jurassic Coastline. From the apartment a walk along the Preston Beach promenade leads to Bowleaze Coveaway, where you can enjoy a range of water sports pursuits or join the Coastal Path to Osmington Mills. Weymouth benefits from rail links to both London Waterloo and Bristol Temple Meads as well as access via the relief road to the county town Dorchester and main road routes A35 to the south west and south east, A37 north.

Services

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority
Dorset Council Tel: - 01305 251010
Council tax band E

Broadband- Superfast broadband is available
Mobile phone coverage- Network coverage is excellent both indoors and out
(Information from <https://www.ofcom.org.uk>)

EPC band B

Please note:
No holiday lets permitted

No animals allowed except with consent in writing to the landlord which may be withdrawn at the landlords discretion if reasonably objected to by the tenants of the block

Leasehold

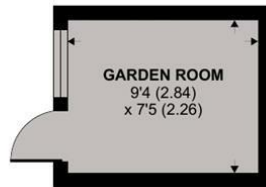
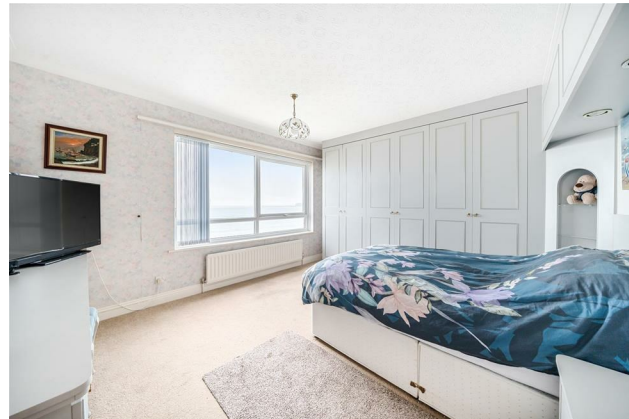
We understand from our vendor that is approximately 961 years remaining on the 999 year lease which commenced in 1986.

Service charge - £2,400.00pa
Peppercorn ground rent

Management company - Coastal Lettings

Directions

From Dorchester, take the A354 south towards Weymouth for approximately 6 miles. Take the 2nd exit at the Bincombe Bumps roundabout sign posted Preston. Follow the road for approximately 2 miles and at the roundabout at Chalbury Corner, take the second exit turning right onto Preston Road. Continue past the Sea Life Centre and Lodmoor Public House. Keep in the left-hand lane and the apartment block is located on the left, after the Greenhill Gardens.



Greenhill, Weymouth

Approximate Area = 1224 sq ft / 113.7 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1294 sq ft / 120.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	81	82
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1077665



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