



Flat 3 Baywatch, Greenhill, Weymouth, Dorset

A spacious three bedroom first floor apartment with stunning sea views over Greenhill beach and Weymouth Bay.

Guide Price
£635,000
Leasehold

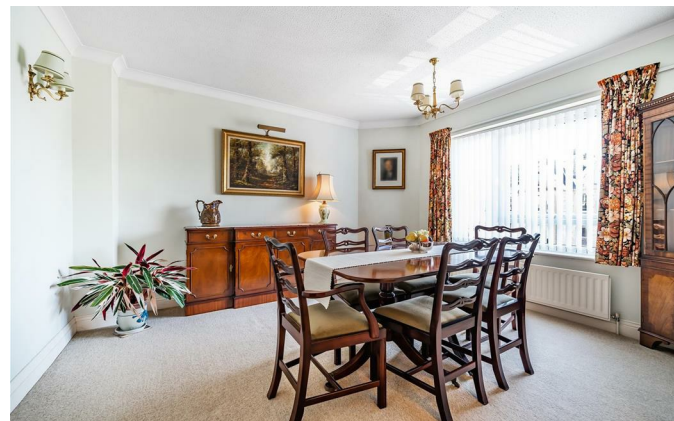
**Symonds
& Sampson**

ESTABLISHED 1858

Flat 3 Baywatch Greenhill Weymouth Dorset, DT4 7SG

- First floor apartment with balcony
 - Stunning sea views
- Spacious double aspect sitting room
- Three double bedrooms, bathroom and en-suite shower room
 - Lift to all floors
 - Private garden room
- Communal garden with beachside access
 - Allocated parking space
- 999 year lease from 1986 with 960 years remaining
- Service charge £2,400.00 pa - Peppercorn ground rent £50.00 pa

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

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

The apartment offers an allocated parking space, a 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 a separate sitting/dining room and kitchen. The kitchen has an attractive range of oak fronted wall and floor mounted units with worksurfaces, sink unit, plumbing for a washing machine and built-in electric oven, and four ring hob. There is a wall mounted Glow-worm gas-fired boiler. 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 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. A stone-built fireplace has an inset electric fire.

The principal bedroom benefits from an en-suite shower room and fitted wardrobes. A window to the rear provides a stunning backdrop. There is a family bathroom bathroom and further two well-proportioned double bedrooms with the front aspect bedroom currently used as a dining room.

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 to the promenade. The apartment benefits from a private garden room with a 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 to 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 is 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 southwest and southeast, 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 reported to be 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 landlord's discretion if reasonably objected to by the tenants of the block

Leasehold

We understand from our vendor that is approximately 960 years remaining on the 999 year lease which commenced in 1985.

Service charge - £2,400.00pa
Peppercorn ground rent - £50.00pa

Management company - Coastal Lettings, Weymouth, DT4 8HX

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 = 1167 sq ft / 108.4 sq m

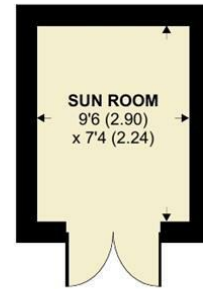
Outbuilding = 72 sq ft / 6.7 sq m

Total = 1239 sq ft / 115.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1129195



Energy Efficiency Rating	
Current	Potential
80	81
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> England & Wales	

Poundbury/DW/22.05.2024



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