



Symonds  
& Sampson

# Chesil Watch

The Old Coastguards, Burton Road, Abbotsbury, Weymouth, Dorset



# Chesil Watch

The Old Coastguards, Burton Road  
Abbotsbury  
Weymouth  
Dorset DT3 4LB

A rare opportunity to acquire a spectacularly situated freehold chalet bungalow with stunning, far reaching sea views over the Jurassic coast.



- Rare opportunity to acquire a freehold detached chalet bungalow at Abbotsbury
- Spectacular far reaching sea views across Chesil Beach, Lyme Bay and Portland
  - Attractive Purbeck stone elevations
- Two reception rooms and kitchen with integrated appliances
- Five double bedrooms ( three en-suite ) and shower room
  - Private courtyard with laundry room
  - Spacious lawned gardens and parking
    - Ideal main or second home

Guide Price £1,100,000

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)





## THE PROPERTY

A rare opportunity to acquire a spectacularly situated coastal property with stunning, far reaching sea views over Chesil beach and the Jurassic coastline. Chesil Watch is a highly impressive detached chalet bungalow with attractive Purbeck stone elevations under a concrete tiled roof. Under the current ownership the property has been comprehensively renovated creating a wonderful modern home with versatile accommodation which has been designed to take advantage of the fabulous, uninterrupted views along the World Heritage coast from all the principle rooms.

## ACCOMMODATION

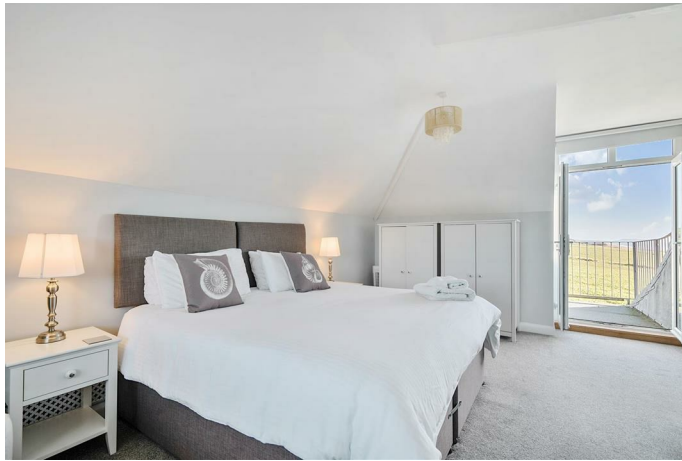
An entrance door leads into a tiled hallway leading into a modern fitted kitchen with built-in double electric oven, 5 ring hob, integrated freezer, 2 fridges and dishwasher. Delightful far-reaching views over the beach and coastline to Portland can be enjoyed from the kitchen. Open access leads to the dining room and a double-aspect sitting room, both with French doors and stunning views. There are three spacious double bedrooms on the ground floor and a well-appointed shower room. The main ground-floor bedroom enjoys the benefit of an en-suite bathroom.

An oak and glazed staircase from the sitting room leads to the first floor landing with French doors opening onto a balcony with stunning views. There are two double bedrooms both with en-suite shower rooms. The main room has French doors onto another balcony, ideal for taking advantage of the views beyond.

## OUTSIDE

Gated access leads onto a gravelled driveway with ample parking. A large courtyard garden to the rear has a paved sun terrace and timber decking patio together with a useful laundry/utility room with a range of wall and floor cupboards, washing machine and tumble dryer and lockable laundry room. To the side is a garden store. Beyond lies a large lawned garden bounded by small trees and backing onto open fields. Solar panels are located at the far end of the garden with a feed in tariff to offset costs of electricity for the property.





## SITUATION

Chesil Watch is spectacularly situated just above Chesil beach with access leading directly to the coastal footpath and the world famous Jurassic coast. Surrounded by attractive farmland with a backdrop of hills rising to a hill fort within half a mile at nearly seven hundred feet.

There are an excellent range of local amenities just 2 miles away in the historic village of Abbotsbury, famous for its Abbey ruins, Sub-Tropical Gardens, Swannery and Tithe Barn. Abbotsbury has a number of art and craft galleries, two pubs, church, farm shop and general stores.

More extensive facilities are available at Bridport (9 miles) and Weymouth (10 miles) which has an excellent marina, nationally renowned sailing facilities and lovely sandy beach. The coastline has now been accorded World Heritage status as 'The Jurassic Coast'. Both Weymouth and the county town of Dorchester (11 miles) have mainline rail services to London.

## DIRECTIONS

What3words:///enthused.dressing.slower

The village of Abbotsbury lies on the B3157 between

Weymouth and Bridport. From the centre of Abbotsbury, head in a westerly direction towards Bridport and on leaving the village, take the left hand turn signposted to the Sub-Tropical Gardens and Chesil Beach. Drive past the Sub-Tropical Gardens and head towards the sea. At the mini- roundabout, turn right and head along the track adjoining Chesil Beach. After approximately 1 mile, a group of coastguard cottages will be seen on your right hand side. Turn right just before the cottages where vehicular access is gained to the property.





## SERVICES

Mains water and electricity. Oil fired central heating.  
Private communal drainage.

Local Authority  
Dorset Council Tel: 01305 251010

Old Coastguards Management Company with communal costs for rental of field to the east and septic tank.

Satellite Broadband received with 30Mbps download speed per second

Mobile phone coverage- Network coverage is limited indoors and likely outdoors  
(Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band - Self catering holiday unit and premises

Current rateable value (1 April 2023 to present)  
£5,100 per annum

EPC B

There is a shared septic tank situated in the adjoining field.

The ground to the east side of the property including the drive is owned by the Ilchester Estate with a ground rent payable annually of £100 per annum ( indexed ) with a 80 year lease with 58 years remaining with ongoing lease not contested. This cost is shared with 5 other properties in Old Coastguards.



# The Old Coastguards, Abbotsbury, Weymouth

Approximate Area = 1856 sq ft / 172.4 sq m

Limited Use Area(s) = 29 sq ft / 2.6 sq m

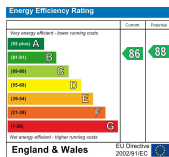
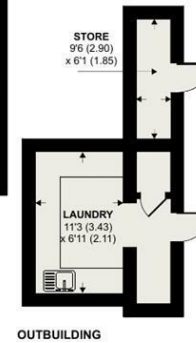
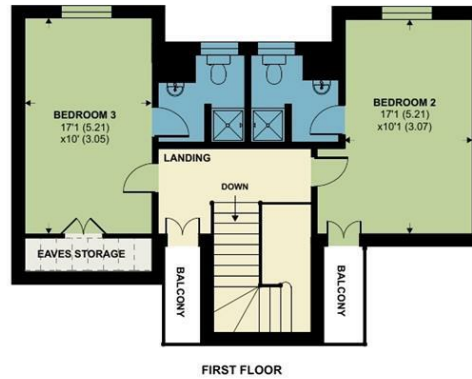
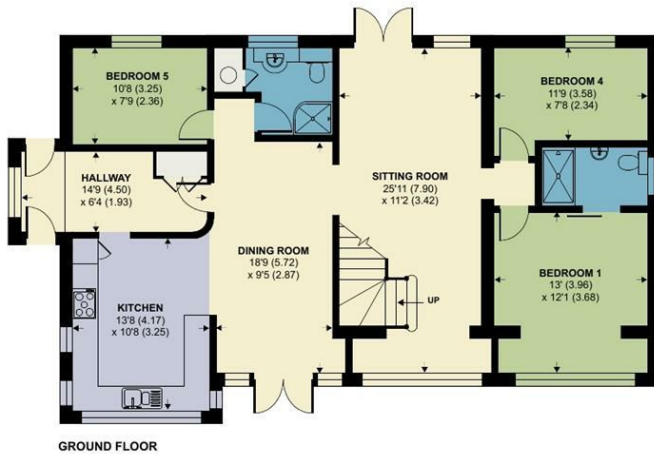
Outbuilding = 153 sq ft / 14.2 sq m

Total = 2038 sq ft / 189.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1242085



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