

2 Redcliffe View

Weymouth, Dorset

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Weymouth
Dorset DT4 8RW

A highly impressive and rare opportunity to acquire a modern detached house enviably situated in one of Weymouth's most sought after roads enjoying stunning far reaching sea views over Portland harbour, Weymouth and the breakwater.



- Highly sought after residential cul-de-sac at Rodwell
 - Rare opportunity
- Stunning south facing sea views over Portland harbour and breakwater
 - Beautifully refurbished accommodation
- Impressive open plan split level sitting/dining room
 - Corner plot position
- Integral double garage and off road parking

Guide Price £995,000

Freehold

Poundbury Sales
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poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in the 1980's with attractive Purbeck stone and rendered elevations and set on a generous corner plot within the cul-de-sac, the accommodation has been subject to comprehensive modernisation by the current owners including replacement kitchen and bathroom, new central heating and new high quality aluminium French doors and some landscaping.

ACCOMMODATION

Composite entrance door opens into a welcoming reception hall with Amtico flooring, storage cupboard, stairs to the first floor and cloakroom with WC. The open plan split level sitting/dining room is a most impressive feature, enjoying a triple aspect with delightful elevated sea views across Portland harbour and the breakwater. Two sets of aluminium framed French doors open out to the south facing sun terrace. Matching Amtico flooring runs throughout the room which has a polished stone fireplace and fitted gas stove. The kitchen/breakfast room has been outfitted with an attractive range of wall and floor cupboards with work tops and in particular a breakfast bar overlooking the sea. A range of Bosch appliances comprise of an integral dishwasher, double electric oven with combination microwave, 4 ring ceramic hob and extractor hood. The utility room houses a washing machine and has a door to the side access.

On the first floor is hatch to loft space, airing cupboard with pressurised water system and doors to three double bedrooms. The main bedroom has a double aspect with wonderful sea views together with the benefit of an en-suite shower room. The second bedroom also has sea views and a door to a study/dressing room which can also be used as an occasional bedroom. A third generous double bedroom also has access to the useful study/dressing room. The current owners have extended the family bathroom from an original bedroom, creating a spacious room with panelled bath, basin, WC and a large walk in shower cubicle.





OUTSIDE

A brick paved driveway to the front provides off road parking and leads to an integral double garage with electric door which houses the gas fired central heating boiler. Open plan lawned gardens extend to the front and side of the house which is set on a corner plot position within the cul-de-sac. The gardens are stocked with a variety of shrubs, plants and small trees with pedestrian side and rear access. There is a paved patio to the side of the house with timber garden shed and access leading to an enclosed walled rear garden. The rear garden is a particular feature, enjoying a south facing aspect with wonderful sea views

over the breakwater and the Isle of Portland. Immediately adjoining the rear is a large paved sun terrace with two sun awnings. The garden is lawned and stocked with an abundance of shrubs and plants with an additional random stone patio on the lower level.

SITUATION

The property enjoys a quiet and peaceful position within this highly sought after cul-de-sac at Rodwell, which is enviably situated to take advantage of the stunning World Heritage Coastline with its beaches, coastal walks and water sport facilities. Within just a short walk is Newtons

Cove and beach, the historic Nothe Fort and picturesque gardens, both of which provide delightful far reaching views across Weymouth Bay and Portland harbour.

Weymouth town centre along with Hope Square and the attractive and picturesque old harbour are all within walking distance (within 1 mile) and provide a wide range of shopping outlets, eateries as well as the opportunity to enjoy the stunning Georgian esplanade and sandy beach.

There are a range of local amenities nearby on the Buxton Road which includes a Co-op Store, Take-Away and



Chemist. Sandsfoot beach is also nearby, accessed from Old Castle Road where there is sailing academy and delightful walks along the Rodwell Trail.

The property falls within the catchment area of the well regarded Holy Trinity Primary School and the All Saints Secondary School.

DIRECTIONS

What3words:///soak.usage.effort

SERVICES

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

Local Authority
Dorset Council 01305 251010

Broadband: Superfast is available in the area. Highest upload speeds 12 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band: G
EPC: D

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