



Symonds
& Sampson

56 Bowleaze Coveyay

Weymouth, Dorset

56 Bowleaze Coveway

Weymouth
Dorset DT3 6RY

A chance to own a modern coastal home near Overcombe beach, ideal for a relaxed seaside lifestyle and watersports. Stylish and conveniently located, it offers the perfect blend of comfort and coastal living.



- Prime coastal location
- Spacious and versatile living
 - Open plan living area
- Well appointed kitchen and utility
 - 3 bedrooms and 3 bathrooms
 - Allocated parking
- Easy reach of vibrant Town Centre and harbour
 - Local amenities close by

Guide Price **£890,000**

Freehold

Poundbury Sales
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THE PROPERTY

An exceptional opportunity to acquire a coastal home just moments from the beach at Overcombe. Perfectly positioned to enjoy a relaxed seaside lifestyle, this modern residence is ideally situated near the shoreline, renowned for watersports including windsurfing, paddleboarding, and swimming. Combining stylish living with coastal charm, the property offers the best of modern convenience in an enviable beachside location.

ACCOMMODATION

Set across three stylish floors, this contemporary home offers bright, spacious living in a prime coastal location. The ground floor features two double bedrooms with built-in storage and direct access to a decked balcony, along with a modern bathroom, separate shower and a well-equipped utility room. On the first floor, the open-plan kitchen/breakfast room includes sleek units, granite worktops, and high-end integrated appliances (Bosch oven, AEG microwave and dishwasher). A large breakfast bar seats six, while the adjoining sitting room opens onto a balcony with superb sea views and a wall-mounted fire for cosy evenings.

The entire top floor is dedicated to the principal bedroom with ensuite, built-in storage, and panoramic views of the coastline.

OUTSIDE

The two glazed balconies provide spectacular views across Weymouth Bay and Portland – perfect for relaxing or entertaining. The front offers a paved driveway with parking for two cars.





SITUATION

This stunning coastal home is enviably positioned on the edge of Overcombe Beach, offering quick access to the shoreline and sea views. Located on the outskirts of Weymouth in one of the area's most sought-after spots, it's just a short stroll to the dog-friendly beaches of Bowleaze Cove, Preston, and Overcombe popular with year-round swimmers and a hub for paddleboarding, wind surfing, and other water sports. Enjoy scenic countryside walks straight from the front door, including routes that lead directly to the South West Coast Path. Just behind the house, a field leads to the open green space of Furzy

Cliff and onto Bowleaze Cove, where you'll find a choice of seaside cafes perfect for a relaxed coffee with panoramic views.

Everyday amenities are close at hand, including a general store/post office, deli/off-licence and traditional pubs. The Preston Road doctor's surgery and pharmacy are around a mile away or a 15-minute walk. Weymouth's vibrant town centre is approximately two miles distant and offers a wide range of shops, schools, and leisure facilities. The award-winning sandy beach is one of Dorset's most popular, and the historic harbour area is lined with continental-style

cafes, independent shops, restaurants, bars, and entertainment venues. Weymouth and Portland are also renowned for their world-class sailing and water sports, with the National Sailing Academy close by. The surrounding area is rich in natural beauty, with rolling countryside, coastal trails, and Areas of Outstanding Natural Beauty along the iconic Jurassic Coast. The town is well-connected, with mainline rail services to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///brochure.quoted.milky



SERVICES

Mains gas, electric, water and drainage. Gas central heating system.
 There is mobile & broadband coverage in the area, please refer to Ofcom’s website for more details.

Local Authority
 Dorset Council Tel; 01305 251010 Council Tax Band E

MATERIAL INFORMATION

Management Charge of £116.66 pcm
 Ocean Court (Weymouth) Manangement Company

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bowleaze Coveway, Weymouth

Approximate Area = 1729 sq ft / 160.6 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Symonds & Sampson. REF: 1320424



Poundbury/JS/20.07.25



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