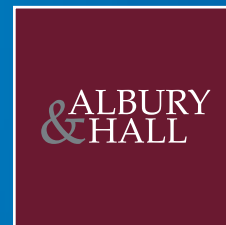




SUNNYBANK  
WEYMOUTH

A TASTEFULLY RESTORED BUILDING OF 11 CONTEMPORARY APARTMENTS OF EITHER 2 OR 3 BEDROOMS  
OFFERING MODERN LIVING WITH ELEVATED SEA & RURAL VIEWS.





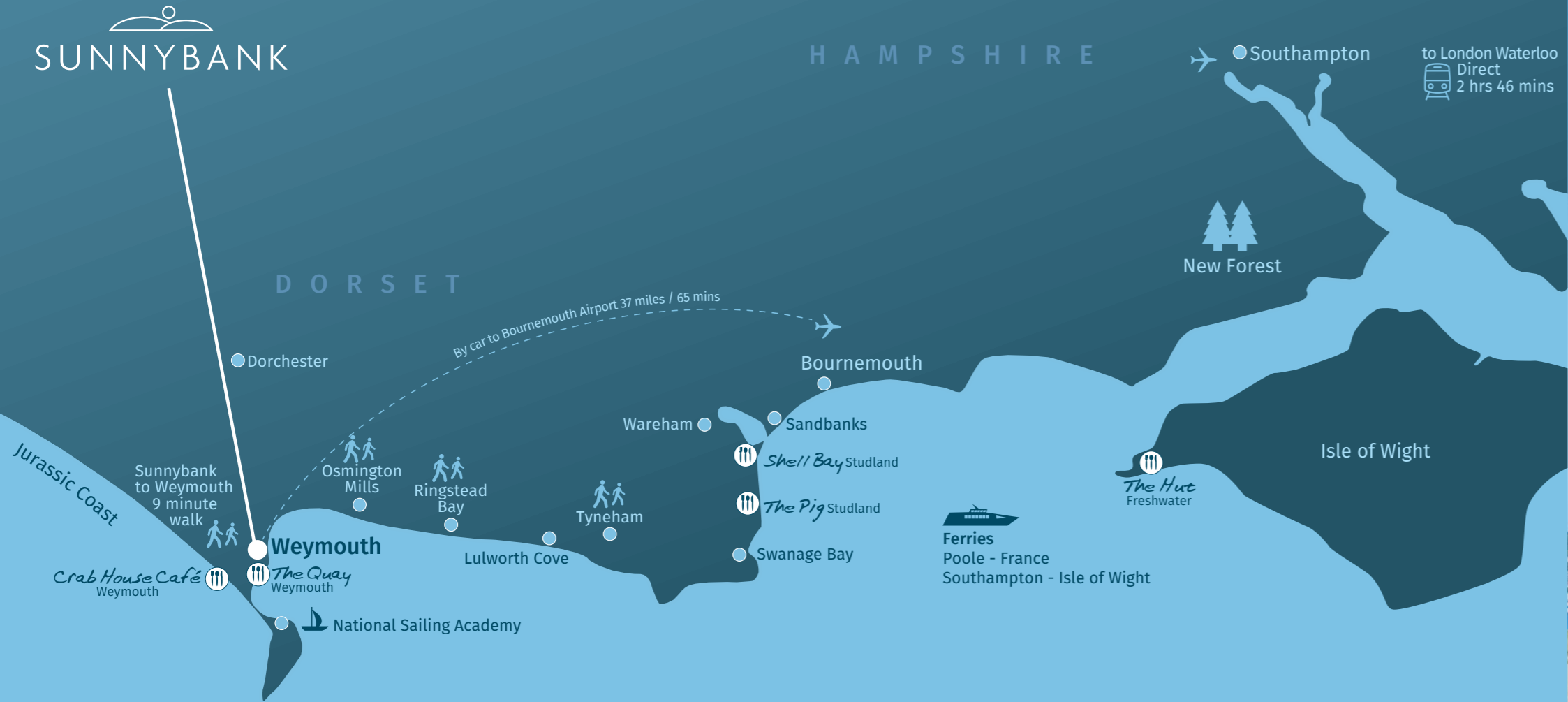
## WELCOME TO SUNNYBANK

Sunnybank House is a beautifully restored building, tastefully converted into 11 contemporary Apartments boasting traditional character features such as large bay windows and spiral staircases.

Located in the sought-after Wyke Road, in an elevated position with long, open views to Weymouth Bay and Portland beyond that and within easy walking distance to Weymouth town centre and its abundance of amenities.



# WEYMOUTH IS BETTER CONNECTED



## WEYMOUTH GATEWAY TO THE JURASSIC COAST

Easily accessible from London with a mainline rail link from Waterloo, Weymouth offers an eclectic abundance of sporting, leisure and recreational facilities as a destination retreat for all year round.

The iconic watersports scene and home to the National Sailing Academy, Weymouth was re-juvenated by the London 2012 Olympics and is ideal for sports such as paddleboarding, sailing, windsurfing & kiteboarding.

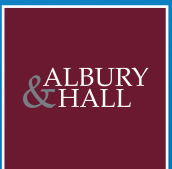
On foot, the South West Path provides a causeway for flat cycling or walking along the waterfront to the Quay and into the town (approx. 1 mile) full of amenities and leading to the promenade along the bay.

The vibrant cobbled streets offer a variety of boutique shops, artisan cafes and galleries, as well as the popular Hope Square for its traditional pubs. The esplanade, piered pavillion and seafront offers the best of the Great British Seaside Town, also easily accessible by boat with both the Quay and Marina located just under 1 mile away. Weymouth Quay is now boasting an array of renowned fish restaurants and eateries with fresh fish coming into the Quay daily, such as The Crab House, Sea Beats and Rock Fish to name a few. Other leisure activities are also encouraged, with both horse riding and dog walking allowed on the beach all year round. The South West Coast Path also continues all along the Jurassic Coast, a UNESCO World Heritage Site.



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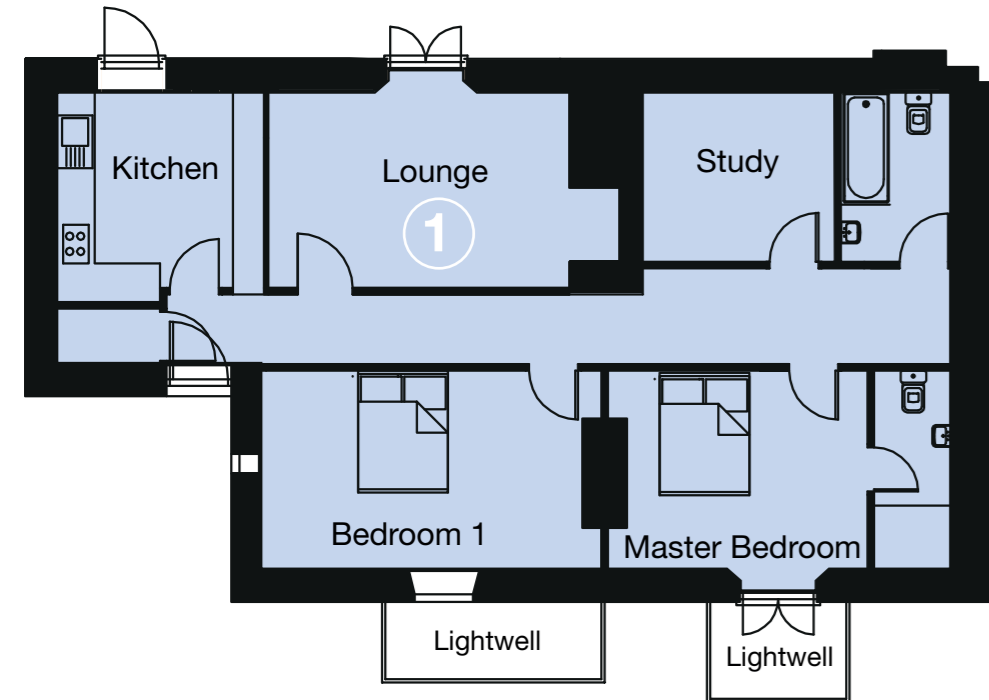
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## APARTMENT ONE LOWER GROUND FLOOR

Gross Internal Area: 1005 sq ft / 93.42 sq m

- Spacious Master Bedroom
- Bedroom 2 benefits an Ensuite shower room
- Bedroom 3 can be a useful spare room / Home Office
- Fully fitted Kitchen with modern integral appliances
- Separate and bright Living / Dining room
- Separate Entrance and Large Patio area



## APARTMENT TWO GROUND & FIRST FLOOR

Gross Internal Area: 731 sq ft / 67.91 sq m

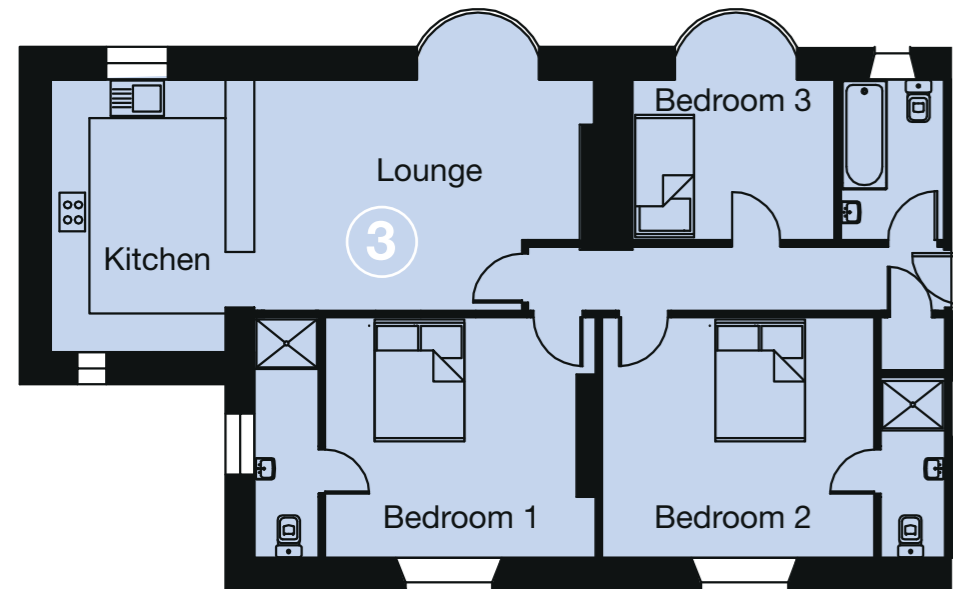
- A Duplex Apartment arranged over the Ground & First Floor
- Comprising Kitchen and open Living / Dining
- 2 Double Bedrooms plus Bathroom
- Positioned within the original building



## APARTMENT THREE GROUND FLOOR

Gross Internal Area: 1003 sq ft / 93.26 sq m

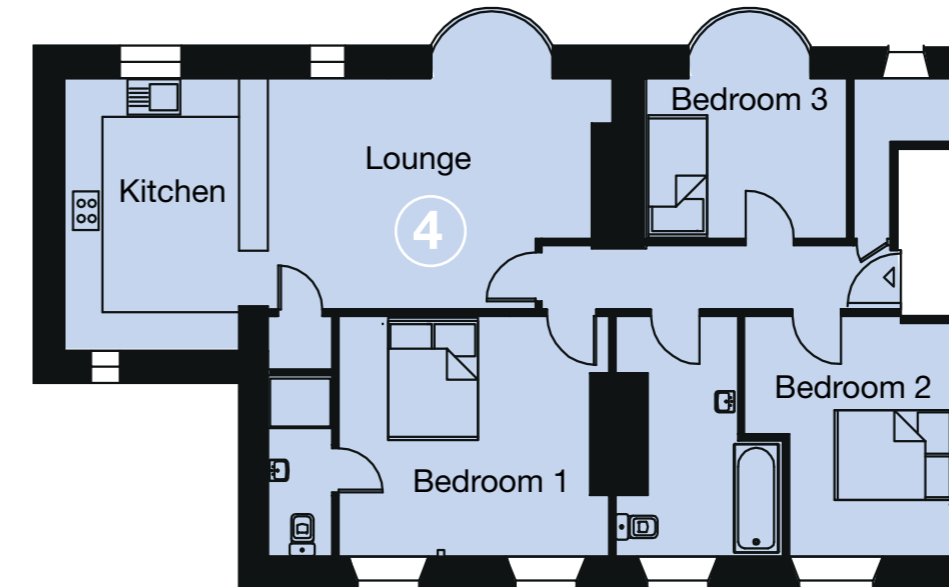
- Premium and spacious apartment in original part of building
- Characterful and bright
- Good ceiling height, bay windows and views to principal rooms
- 3 Bedrooms and 3 Bathrooms
- 2 Ensuite Bedrooms



## APARTMENT FOUR FIRST FLOOR

Gross Internal Area: 973 sq ft / 90.45 sq m

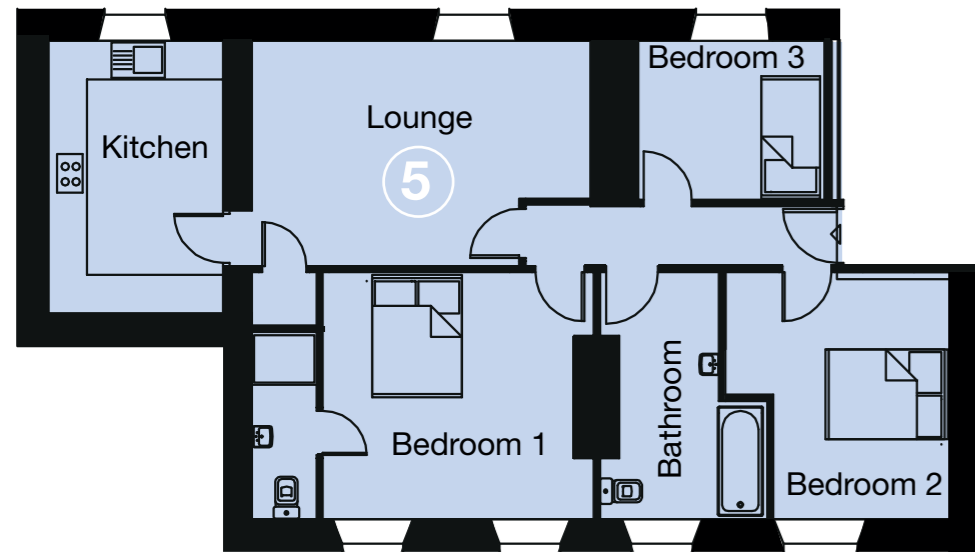
- 3 Bedroom Apartment
- Spacious Master Bedroom with Ensuite Bathroom
- Family Bathroom with Bath
- Spacious open plan Kitchen to Living / Dining
- Characterful bay windows and high ceilings



## APARTMENT FIVE SECOND FLOOR

Gross Internal Area: 941 sq ft / 87.45 sq m

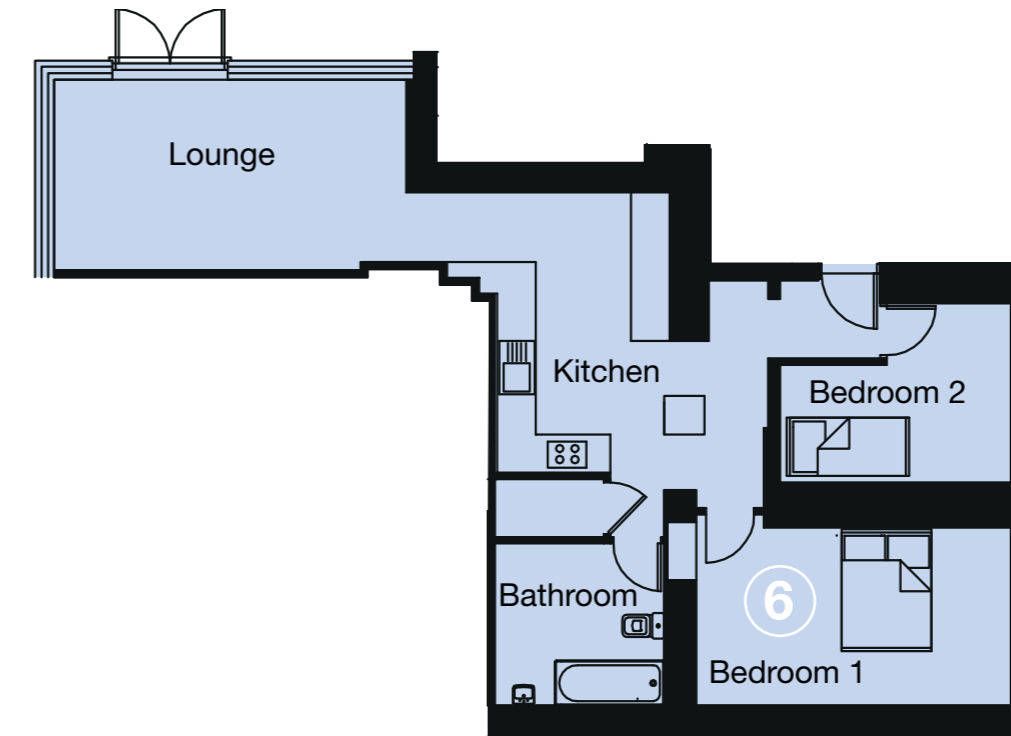
- 3 Bedroom Apartment
- Master Bedroom with Ensuite
- Spacious Family Bathroom
- Modern Kitchen with fully integrated appliances
- Separate Living / Dining



## APARTMENT SIX LOWER GROUND FLOOR

Gross Internal Area: 800 sq ft / 74.28 sq m

- Lounge area with patio doors and lantern roof light
- 2 good size rooms
- Spacious Kitchen wraps around to open Living/ Dining
- Patio area



## APARTMENT SEVEN GROUND FLOOR

Gross Internal Area: 794 sq ft / 73.75 sq m

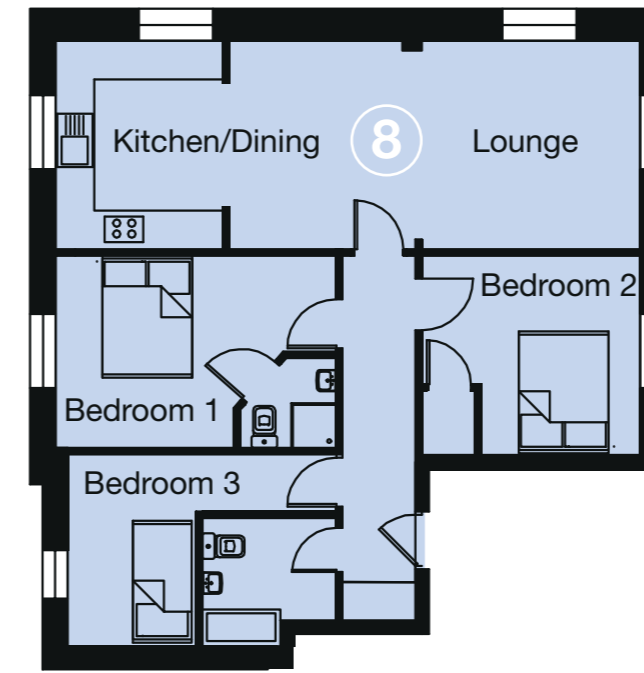
- Contemporary 3 Bedroom apartment
- Spacious open plan Kitchen to Living area
- Triple aspect windows and views
- Master Bedroom with Ensuite



## APARTMENT EIGHT FIRST FLOOR

Gross Internal Area: 794 sq ft / 73.78 sq m

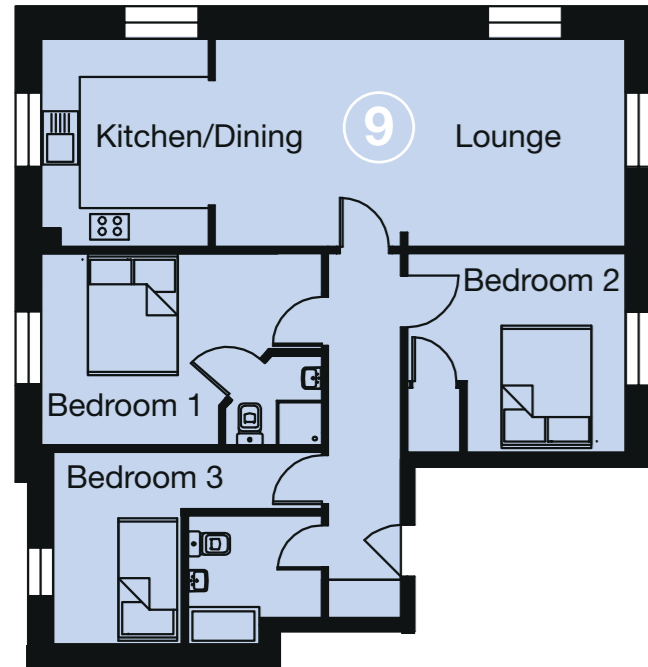
- Far reaching and sea views over Weymouth Bay
- Elevated position
- 3 Bedrooms with the Master benefitting an Ensuite
- Triple aspect and open plan Kitchen to Living areas
- Use of communal Lift



## APARTMENT NINE SECOND FLOOR

Gross Internal Area: 794 sq ft / 73.78 sq m

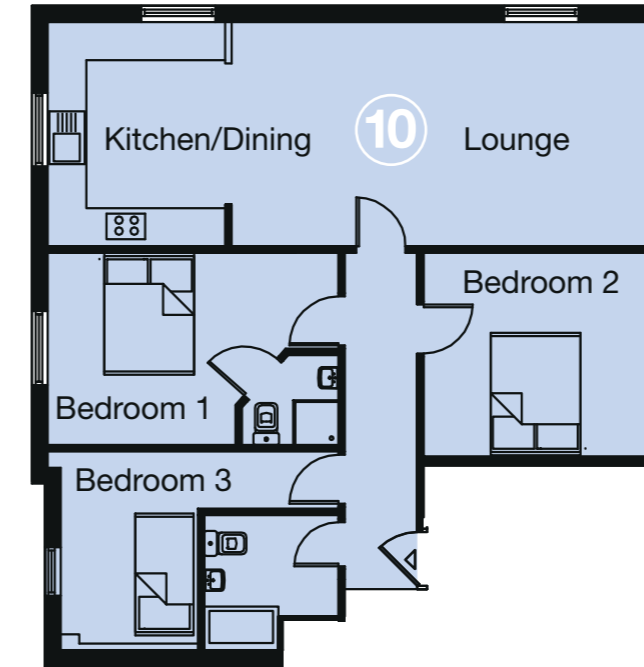
- Impressive and far-reaching rural and sea views over Weymouth Bay
- Elevated position
- 3 Bedrooms with the Master benefitting an Ensuite
- Triple aspect and open plan Kitchen to Living areas
- Use of communal Lift



## APARTMENT TEN THIRD FLOOR

Gross Internal Area: 850 sq ft / 78.98 sq m

- Expansive and panoramic views
- Triple aspect windows from principal room
- Sea views over Weymouth Bay
- 3 Bedrooms in quiet position
- Use of communal Lift

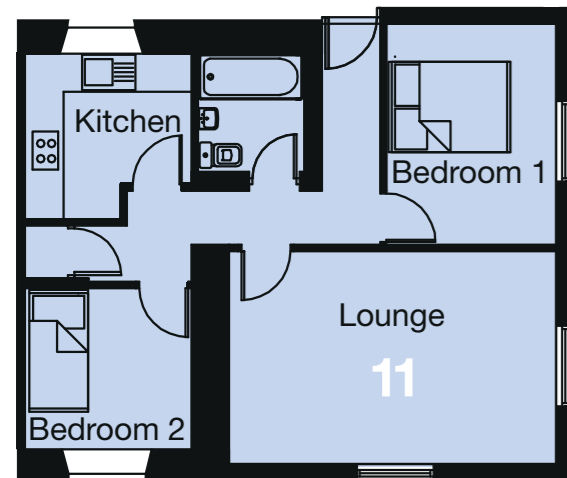




# APARTMENT ELEVEN THIRD FLOOR

Gross Internal Area: 581 sq ft / 54.0 sq m

- Elevated apartment
- 2 good size Bedrooms
- Fully integrated Kitchen with modern appliances
- Separate dual aspect Living / Dining area with elevated views
- Use of communal Lift



# APARTMENT SPECIFICATION

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

## KEY INFORMATION

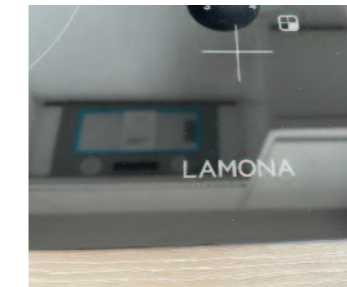
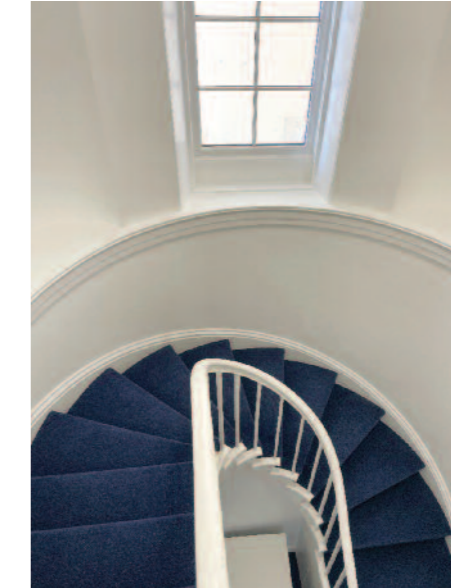
- ◆ Leasehold: To be transferred to share of freehold when all units are sold
- ◆ Professional Consultants Certificate with 5 years Indemnity Insurance.
- ◆ EPC: Rating D
- ◆ Service charge: £1505 - £1721 (flat dependant)
- ◆ Ground Rent: Not applicable
- ◆ Parking can be found along the Wyke Road and private spaces may be available by separate negotiation.
- ◆ Lift access in communal areas to necessary apartments (8, 9, 10 & 11)
- ◆ Carpets fitted to bedrooms

## FULLY FITTED KITCHENS

- ◆ Lamona microwave and oven with electric hob
- ◆ Lamona tall fridge and separate freezer
- ◆ Mixer taps
- ◆ Washing/ Drying machine
- ◆ Dishwasher (excluding apartments 6, & 11)

## ELECTRIC & HEATING

- ◆ Heatrax Sadia boiler
- ◆ Electric central heating
- ◆ High pressure Stel-flow water storage



## MEET THE AGENT

Albury & Hall are a family run, independent estate agents covering all sides of Poole Harbour, Isle of Purbeck, Dorset Towns and County Villages. We are specialists in country & coastal properties offering our expertise in Sales and Land & Development, whether to assist in finding your perfect property or to give advice on investment opportunities, our tailored services are here to assist you in all aspects of residential property. Each of our Dorset departments are run by experienced professionals whom both work and live locally to their respective branches, offering unrivalled knowledge of the area and with fantastic connections. Our specialist New Home Department are a skilled team consisting of legally qualified staff, development and land acquisition specialists experienced in all aspects of new home marketing through to off-plan sales. We also work in close synergy with local architects, solicitors, mortgage brokers and developers, offering a comprehensive service from identifying and acquiring land sites, market appraisal reports, design advice and sales progression – guaranteeing we are best placed to ensure your new build purchase runs smoothly through to completion.

The information within this document is indicative and is intended to act as a guide only as to the finished product. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# WEYMOUTH BETTER CONNECTED



**WEYMOUTH BY CAR TO-**

Poole	31mils	47mins
Bournemouth	37mils	65mins
Southampton	61mils	1hr 29mins

**AIRPORTS BY CAR TO-**

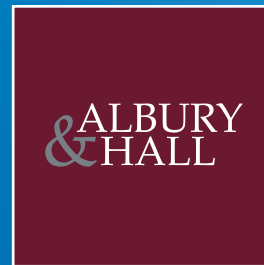
Bournemouth Airport	37mils	65mins
Southampton Airport	61mils	1hr 29mins
Heathrow Airport	118 mls	2hrs 15mins

**WEYMOUTH BY TRAIN TO-**

Bournemouth	57mins
Southampton	1 hr 29mins
Waterloo	2 hrs 46mins



VIEWINGS BY APPOINTMENT



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