



Bond Street | | Weymouth | DT4 8HE

Price £395,000

BEAUMONT  JONES

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We are delighted to bring to the market this superb duplex penthouse with arguable one of the best views on The Esplanade. Occupying the third and fourth floor of this charming conversion with two large bedrooms, master en-suite, family bathroom and open-plan living/kitchen.

- Spectacular Elevated Views over Weymouth Beach and Out To Sea
- Located on Weymouth Seafront
- Two Large Bedrooms (Master En-suite)
- Superb Spacious Duplex Penthouse
- Character Conversion

Full Description

Entrance to this stylish apartment is via a secure telephone entry system to the communal hallway with a grand staircase leading up to the second floor with front door and further stairs leading to the apartment. The spacious hallway is very welcoming with a rear aspect window making this a light space (even room for a small desk or seating area). From here there is access to the following rooms. The open-plan living room/kitchen; your eye is immediately drawn to the full length bay window which perfectly frames the wonderful views and vista. Over Weymouth beach, out to sea and with the countryside hill beyond - this is arguable one of the best views on The Esplanade! The room itself is a lovely size with space for large sofas from which to sit and enjoy the view and further space for a dining table. The kitchen area comprises high gloss wall and base units with built-in



Superb sea views



appliances including; oven, integrated combination microwave, fridge/freezer, washer/dryer, induction hob with extractor hood over and integrated dishwasher. Bedroom two is also on this floor, which is a spacious large double bedroom with double built-in wardrobes. The main bathroom is beautifully appointed, fully tiled and includes; bath, separate large shower cubicle, concealed cistern WC and inset wash hand basin with vanity unit providing storage. A door opens with stairs (and under stair storage accessed from the living room) leading up to the master bedroom; an impressive room with character beams and Velux windows offering ample light. One side of the room leads itself to a dressing area with a built-in wardrobe. There is also an en-suite shower with large shower cubicle, concealed cistern WC and inset wash hand basin with vanity unit providing storage.

Outside On the ground floor of the development is a communal bike and bin store with access to the basement level where there is a lockable storeroom providing additional storage. Parking is available via parking permits from Dorset (Weymouth & Portland Council).

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, directly opposite Weymouth's award-winning sandy beach which can be seen from the apartment. A short stroll away is the vibrant Hope Square with iconic Brewery building offering a great choice of bistros, restaurants and pubs. The town centre is also a short walk away, offering a good variety of shops, restaurants and cafes.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



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

We value more than your property

Bond Street, Weymouth, DT4

Approximate Area = 1096 sq ft / 102 sq m
 Limited Use Area(s) = 69 sq ft / 6 sq m
 Total = 1165 sq ft / 108 sq m
 For identification only - Not to scale

Denotes restricted head height

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

Bedroom 2
14'9" (4.50) max x 13'7" (4.14) max

Kitchen / Living / Dining Area
21'3" (6.48) max x 21'2" (6.45) max

Bedroom 1
20'1" (6.12) max x 13'9" (4.19) max

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Avenue Sales and Lettings. REF: 751156.

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