



The Esplanade | | Weymouth | DT4 8DT

Offers Over £170,000

BEAUMONT  JONES

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We are delighted to offer this character apartment set in Edward Court, along Weymouth's famous Sea-front, The Esplanade. Offering high ceilings and a balcony, this one bedroom apartment would make an idea lock up and leave.

- Character Conversion in Stunning Period Property
- Views Towards Weymouth Beach and the Sea
- Spacious One Bedroom Apartment
- Private Balcony

Full Description

This one bedroom first floor apartment is located in the beautiful character building of Edward Court, a stunning Grade II Listed conversion set on The Esplanade and centrally positioned for easy access to the harbour, beach and town centre. This would make an ideal lock up and leave or permanent home. The communal front door opens into a welcoming characterful communal hallway, stairs or lift give access to the first floor and front door into the apartment. Grand features including high ceilings are offered through-out, the hallway offers storage and access to the following rooms. The sitting/dining room, is a generous sized room with feature full sash window opening to a balcony area with views towards the beach and sea. There is



Beautiful period building offering plenty of character.



plenty of space for furniture and the kitchen is set just off the reception room, offering ample storage and space for utilities. The bedroom offers a continuation of the beautiful high ceilings and large full height windows also offering access onto the balcony and plenty of space for wardrobes. The shower room offers a shower cubicle, wash hand basin and low level WC.

Outside: There is a beautiful stone balcony with black wrought iron rails, accessed from the sitting room and bedroom, there is space for a chairs to sit and enjoy the side views towards the beach and sea.

Location: Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, moments from Weymouth's award-winning sandy beach and the charming working harbour, both of which can be seen from the apartment. A short stroll away is the vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The town centre is adjacent to the apartment which enjoys a good variety of shops, cafes and restaurants.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B. Services: - Gas central heating. 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.

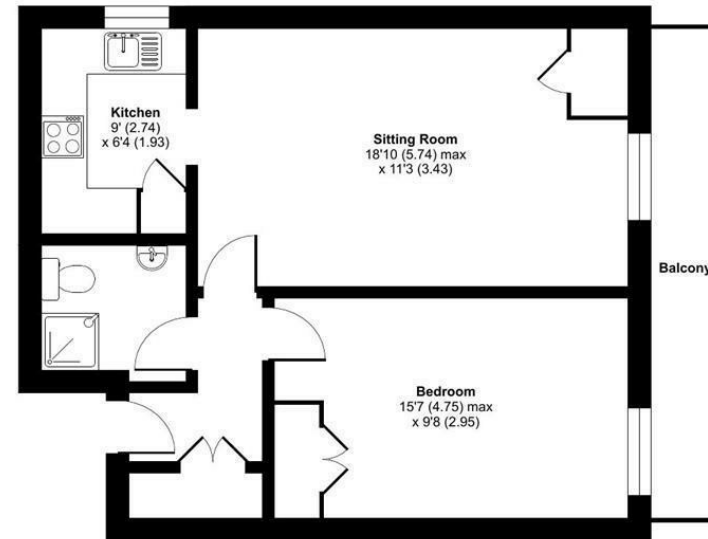


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

The Esplanade, Weymouth, DT4

Approximate Area = 526 sq ft / 48.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Avenue Sales and Lettings, REF: 1107843

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