



Hope Street | | Weymouth | DT4 8TU

Offers Over £525,000

BEAUMONT  JONES

**Hope Street |
Weymouth | DT4 8TU
Offers Over £525,000**

This immaculate and recently renovated character townhouse would make an ideal additional home/permanent home for harbour living. Spacious accommodation spanning over three floors includes; sitting/dining room, kitchen/breakfast room, three double bedrooms, utility room and en-suite.

- Beautifully Renovated Character Townhouse
- Spacious Accommodation Through-Out
- Generous Sized Courtyard on Two Levels
- Set Quietly in-between Weymouth Harbour & Hope Square
- Master Suite to One Floor with En-suite

Full Description

This spacious and beautifully presented character residence is located in Hope Street, quietly set back from the harbour and Hope Square. Entrance to the property is via the front door into the entrance porch with further stain glass door opening into the sitting/dining room. This spacious light room has a large front aspect window and offers plenty of space for comfortable sitting and dining furniture. The stylish kitchen/breakfast room offers plenty of storage with a range of wall and base units. There is space for a large fridge/freezer, built-in eye level oven, microwave and dishwasher. There is a rear and side aspect window offering views over the rear courtyard. The kitchen extends into the breakfast bar with attractive glass lantern flooding this area with light and further patio doors opening into the pretty courtyard garden. From the open plan sitting/dining room stairs (with storage cupboard underneath) rise to the first-floor landing with doors opening into the following accommodation: Bedroom two is a generous double bedroom with light double aspect windows overlooking the front aspect. Bedroom three is another double bedroom with views over the rear



Centrally located in
Brewers Quay and
the harbour.



courtyard. The modern bathroom offers a white suite comprising, concealed cistern WC, wash hand basin with vanity storage and bath with shower over. Adjacent to the bathroom is a useful laundry room with side aspect window, space and plumbing for utilities and storage.

From the first-floor landing, stairs rise to the second floor with access to the master suite. This beautifully presented room has a light front double aspect with built-in wardrobes to one side of the room. The spacious en-suite shower room has a white suite comprising, generous sized tiled shower cubicle, wash hand basin with vanity storage and concealed cistern WC. A door from the en suite leads to a storage room which would also make an excellent walk-in wardrobe area.

The rear walled courtyard garden offers an inviting space for entertaining. There is ample space for a patio table and chairs and a spiral staircase leading to a raised patio area - the perfect spot to enjoy the last of the evening sunshine.

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and main beach is just a short walk from the property and enjoys an award-winning sandy beach adjacent to the town centre which benefits from a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently Business Rates, previously Council Tax Band E. 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	

We value more than your property

Hope Street, Weymouth, DT4

Approximate Area = 1238 sq ft / 115 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Avenue Sales and Lettings, REF: 1074092

33 St Thomas Street
Weymouth
Dorest
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk