



Greenhill | | Weymouth | DT4 7SG

Offers Over £950,000

BEAUMONT  JONES

**Greenhill |
Weymouth | DT4 7SG
Offers Over £950,000**

This recently renovated five-bedroom town house sits directly on the beach front in Greenhill, substantial accommodation includes five bedrooms (three with en-suites), enclosed garden laid to patio, balcony with views and secure gated parking for two cars.

- Idyllic Location with an Envious Position on the Beach Front
- Beautifully Renovated Throughout including new Acoustic Windows/Doors through-out
- Five Bedrooms (Three En-suites) & Living Accommodation spanning Four Floors
- Spectacular Sea Views from the Property and Balcony
- Secure Gated Parking for Two Cars & Further Visitors Parking
- Owned Solar Panels and Rainwater Harvesting System

Full Description

This elegant and beautifully appointed property has been tastefully renovated throughout. Originally completed in 2011 yet having been renovated over the last year to including stylish finishing touches - all complete with the superb backdrop of views over Greenhill beach and out to sea, this would make a lovely family home/additional property. The main entrance opens into the welcoming hallway with attractive split staircase rising to the first and second floor accommodation. The hallway accommodates a useful storage cupboard, access to the utility room, cloakroom and following rooms. Concertina double doors open into the spacious sitting room where your eye is immediately drawn to the striking sea views perfectly framed by two sets of patio doors which open onto a large balcony. Also on this level is bedroom four, this room is currently used as a snug but would make an ideal guest double bedroom with storage cupboard and spacious en-suite. From the sitting room, stairs lead to spacious kitchen/diner, a lovely family friendly space with Bi-fold doors opening onto the large patio area. The modern stylish kitchen offers ample wall and base units and built-in appliances and the island unit as the centre



Renovated five bedroom townhouse located on the beach front in Greenhill.



piece of the room making this the perfect spot for socialising with plenty of space for a generous dining table. Returning to the hallway and following the stairs to the first floor, to one side of the first floor is a landing with storage cupboards and access to the following rooms. Bedroom three, a lovely sized double bedroom with built-in double wardrobe. Bedroom five, which is currently being used as a home office/study but would also accommodate as a single bedroom. The family bathroom is a good size with bath and separate shower cubicle, hand wash basin and wc. To the rear of the first floor is a further landing area with access to the Principal Bedroom. This room offers superb views, walk-in wardrobe, ample space for furniture and fully equipped en-suite with bath, separate shower and twin wash hand basins. Returning to the landing, stairs rise to the final bedroom. Bedroom two, a spacious double bedroom with far-reaching views and further en-suite shower room.

This substantial house is perfectly positioned for direct front-line access onto Greenhill, the beach and sea. The balcony is the best spot to sit and enjoy the stunning vista, spanning the width of the house and offering far-reaching views over Greenhill beach, out to sea and the coastline beyond. The balcony offers ample space for a good-sized table and chairs with wrought-iron railings. There is also a spacious patio area accessed from the kitchen, enclosed by a dwarf wall and further wrought-iron railings, creating a secure space to sit and enjoy the pleasant surroundings. There is access from here into the gated parking area and beach beyond. There are also steps to the side elevation leading to a further secure generous sized patio area (and the main entrance), which could accommodate a further seating area with pedestrian access onto the road behind. Parking is rarely available in this location, yet this property offers secure gated parking for two cars and there is a further Visitor's parking space.

Located in the highly desirable area of Greenhill on the rarely available beach side of the road. This house is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Coveaway with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the Southwest Coastal path to enjoy scenic walks along the Jurassic coast.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band F. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - 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	

Somerset Lodge, 8 Greenhill, Weymouth, DT4

Approximate Area = 2185 sq ft / 202.9 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: 1079326

We value more than your property

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