



Southdown Avenue | | Weymouth | DT3 6HS

Offers Over £750,000



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We are delighted to bring to the market this beautifully presented four double bedroom detached residence, located at the end of the highly sought-after Southdown Avenue. Enjoying an elevated position from which far-reaching, uninterrupted views span over the RSPB Nature Reserve and sea beyond.

- Rarely Available Position on the no-through Section of Southdown Avenue
- Beautiful Far-Reaching Open Views over the Reserve and out to sea
- Four Double Bedrooms & Three Bathrooms
- Owned Solar Panels & Battery Storage
- Located on the Edge of the RSPB Nature Reserve
- Welcoming Open-Plan Kitchen/Diner/Sun Room
- Elevated Private Outdoor Swimming Pool

Full Description

Accommodation

Entrance to this lovely property is via the front door opening into a porch and further door into the welcoming hallway. The hallway offers access to all rooms, stairs to the first floor, understairs storage and further storage cupboard. The sitting room runs the width of the house and offers spectacular views over both the Nature Reserve and the well-kept gardens to the rear, there is ample space for furniture. The inviting open-plan kitchen/diner offers plenty of space for a table and ample modern shaker style kitchen units with slate worktops over, built-in appliances include a dishwasher, fridge, freezer, induction hob



This well presented detached residence occupies a generous and elevated plot on the very edge of the RSPB Nature Reserve. Enjoying far-reaching and uninterrupted views over the Nature Reserve and the sea beyond.



with extractor fan over, eye level oven and combination microwave/grill/oven. The kitchen/diner, with tiled flooring, is open to the superb sunroom with patio doors opening to the elevated terrace – this is the perfect spot to watch over the Nature Reserve and enjoy the sea views beyond. The views can also be enjoyed from the kitchen/diner. The utility room is to the rear of the property and of generous size, providing further units for storage and stainless steel sink, integrated washing machine, space for a tumble dryer, and doors opening to the following rooms. Modern downstairs shower room with shower cubicle, wash hand basin with vanity storage and WC. The conservatory with views and access into the garden. Bedroom four is on the ground floor and is a generous sized double bedroom overlooking the garden and built-in double wardrobe. The adjacent bathroom is beautifully appointed with large bath, wash hand basin with vanity storage and low-level WC.

Stairs rise from the hallway to a lovely spacious dormered landing with large windows perfectly framing the superb, elevated views - there is space here to pull up a chair and enjoy. The master bedroom is a good-sized double bedroom with side aspect, built-in wardrobes and some sea views. Bedroom two is another double with views over the garden and plenty of built in storage. Bedroom three is also a double bedroom. The shower room offers a suite including large shower cubicle, low level WC and wash hand basin. There is access to eaves storage from the landing and bedroom two.

Outside

Double gates open to the front garden and block paved driveway which offers ample parking for several cars. There is access to the generous sized single garage with the remainder of the front garden being low maintenance. The swimming pool is in an elevated position at the front of the house to offer privacy whilst enjoying the location. There is side access, and the rear garden is accessed from the house, via the conservatory. A few gentle steps leading up to the lawned area, surrounded by mature and manicured trees, flowers and plants. A charming stepping stone pathway leads to the rear of the garden with a raised covered deck area & summer house - the perfect spot to sit and enjoy the



peaceful surroundings.

Location

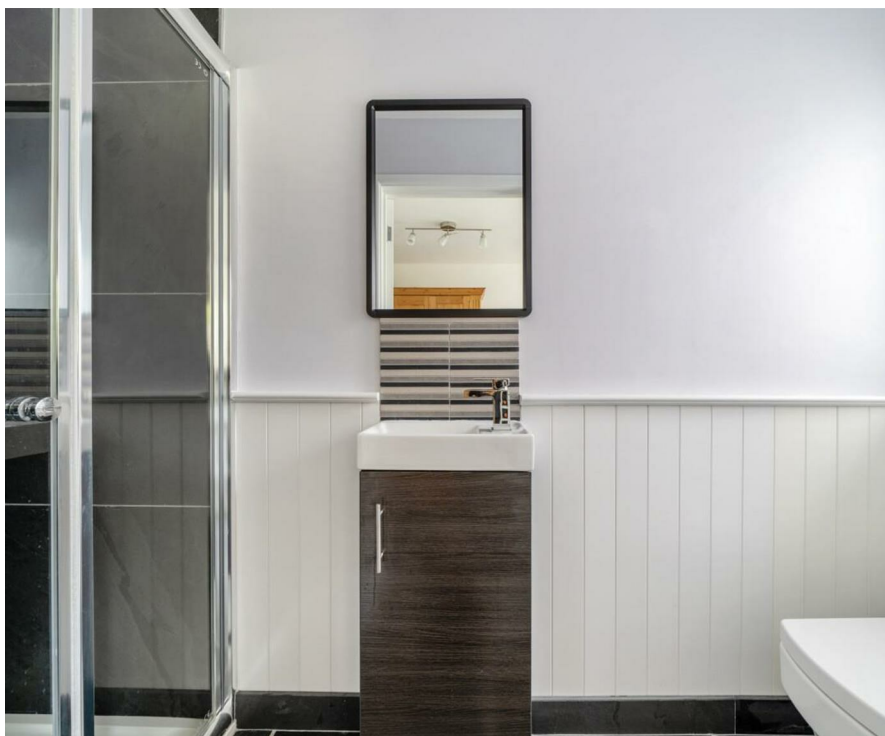
Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There are well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band E.

Services: - Gas central heating. Mains electric & drainage.

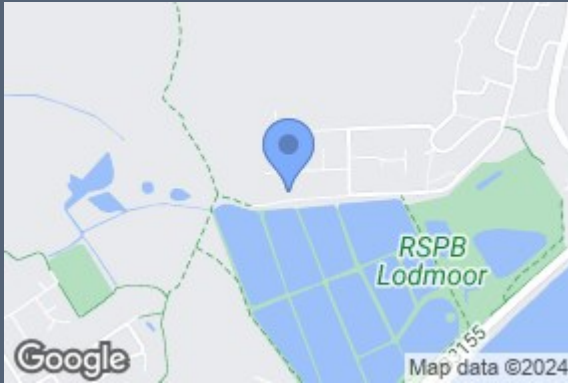
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Spacious and well presented through-out with views from all principal rooms. The outside pool enjoys an elevated position and the rear garden is a lovely size and beautifully tended.



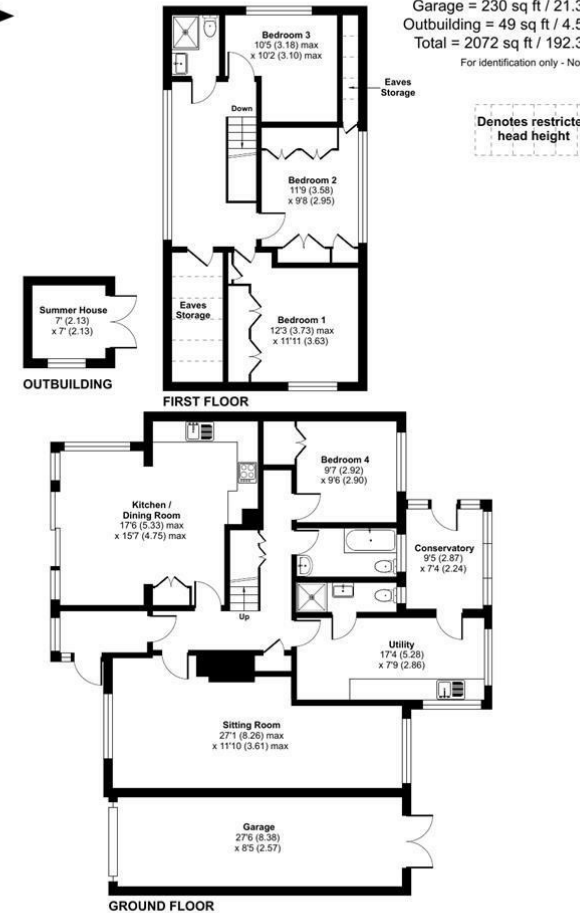


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Southdown Avenue, Weymouth, DT3

Approximate Area = 1704 sq ft / 158.3 sq m
 Limited Use Area(s) = 89 sq ft / 8.2 sq m
 Garage = 230 sq ft / 21.3 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 2072 sq ft / 192.3 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). © nichicom 2024. Produced for Beaumont Jones Estate Agents Ltd. REF: 1138701

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We value more than your property