



Buxton Road | | Weymouth | DT4 9PS

**£280,000**

BEAUMONT  JONES

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We are delighted to bring to the market this modern and spacious two double bedroom garden apartment with stunning far reaching views over to Chesil Beach and the sea beyond. Well presented throughout with balcony and garden area, en-suite to the master bedroom and allocated off-road parking.

- Modern Stylish Development
- Elevated Far-Reaching Sea Views Towards Chesil Beach & the Sea
- Two Double Bedroom (Master En-suite)
- Large Decked Balcony & Garden
- Allocated Off-Road Parking & Visitors Parking

**Full Description**

**Accommodation**

This spacious ground floor contemporary apartment with private garden offers superb sea views over Chesil beach. Occupying an elevated south facing position, entrance to the property is via its own front door opening into a welcoming hallway, with doors to a storage cupboard and further large cupboard housing the boiler. Double doors from the hallway open into the open plan living space. A spacious room where you are immediately drawn to the bi-folding doors opening to garden and views towards Chesil beach. This room incorporates sitting, dining and kitchen areas comfortably. The kitchen area has a range of modern wall and floor mounted units with granite worksurfaces and integrated appliances including a dishwasher, fridge/freezer, electric oven, gas hob and cooker hood. There is also space and plumbing for a washing machine. The master bedroom is a generous double bedroom with patio doors opening onto the decked area with a



A modern and spacious two double bedroom ground floor apartment with far reaching views toward Chesil Beach and out to sea.



similar vista. There is useful built-in wardrobes and storage. There is an ensuite shower room with spacious shower cubicle, low level WC and wash hand basin. Bedroom two is also a generous sized double room with side aspect window also within wardrobes. The modern main bathroom has a bath with shower and screen over, low level WC and wash hand basin with vanity storage.

#### Outside

This apartment enjoys a generous size decked area, enclosed with glass and stainless steel balustrade. There is ample space for garden furniture to sit and enjoy the far-reaching elevated views. The section of garden in front of the deck also belongs to this lovely apartment but are maintained by the block with pretty planted borders. Set in a well-kept development with lovely surrounding gardens. There is an allocated parking space, visitor space and a lockable shed for storage.

#### Location

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Café, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

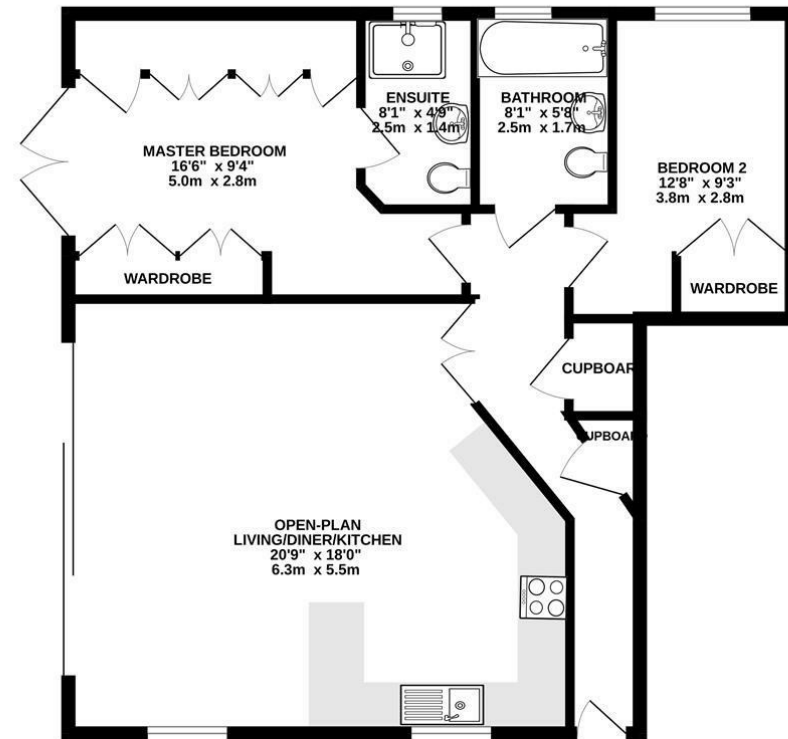
Rating Authority: - Dorset (Weymouth & Portland) Council tax band D.  
Services: - Gas central heating. Mains electric & drainage.

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

GROUND FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.  
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We value more than your property