



Brackendown Avenue | Preston | Weymouth | DT3 6HX

**Offers Over £425,000**

BEAUMONT  JONES



## Brackendown Avenue | Preston Weymouth | DT3 6HX Offers Over £425,000

We are delighted to offer a well-presented three double bedroom elevated family home with beautiful far reaching sea views within the prestigious location in Preston. The property boasts a spacious and open hall, modern kitchen/diner, spacious living room leading out onto a South facing veranda enjoying beautiful views, utility room, downstairs cloakroom, three double bedrooms, family bathroom, generous sized rear garden backing onto open fields, garage and off road parking for three vehicles. Viewing is highly recommended to be fully appreciated.

- Three Double Bedroom Family Home
- Beautiful Far Reaching Views out to Sea
- Prestigious Location In Preston
- Garage & Off Road Parking For Three Vehicles
- Front Veranda & Generous Sized Rear Garden
- Modern Kitchen/Diner plus Utility Room & Downstairs Cloakroom
- Open & Spacious Hallway
- Immaculately Presented Throughout

### Full Description

Entrance to this beautifully presented family home can be accessed via steps leading to a shared side passage with gated access to the front South facing veranda and gated side access leading through to the rear garden. A side aspect double glazed door leads into a spacious and open hall with with a spiral staircase rising to the first floor, opening through to the modern kitchen/diner and doors lead through to further accommodation. The cloakroom has a low level WC and a vanity wash hand basin. The utility room offers great storage with eye and base level units with work surfaces over, space and plumbing for a washing machine and



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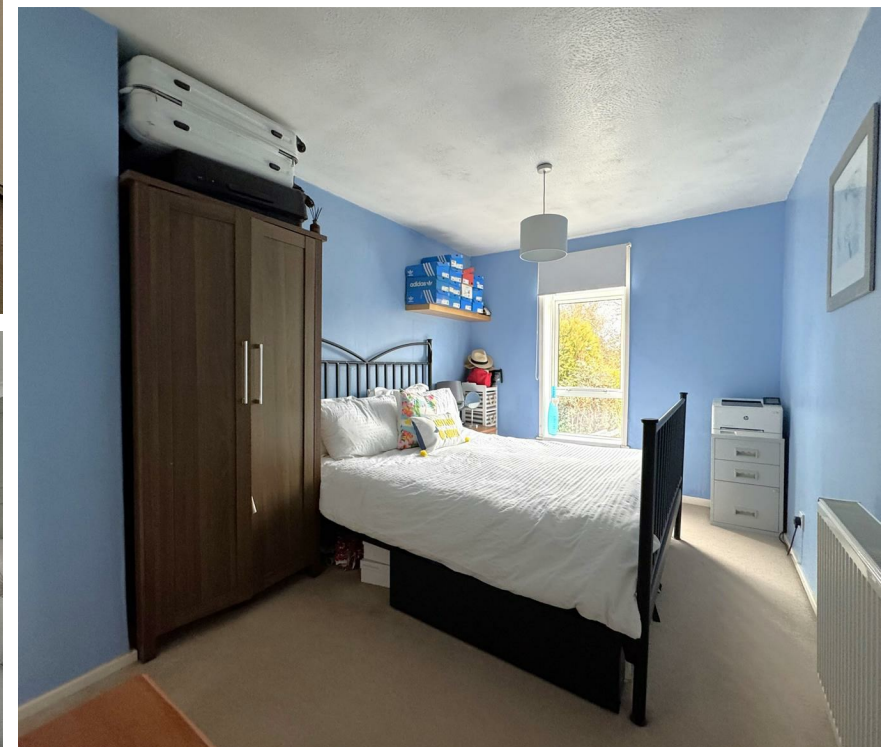
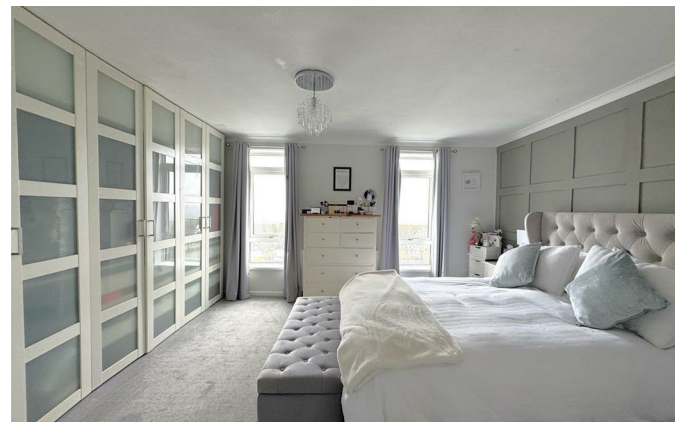


fridge/freezer. The beautiful and open kitchen/diner offers great space with eye and base level units with work surfaces over, space and plumbing for a dishwasher, space for a gas range cooker, space for a fridge/freezer, wall mounted gas boiler, plenty of space for a large dining table and chairs, rear aspect double glazed window overlooking the rear garden and a rear aspect double glazed door leading out onto the garden. The spacious bright and airy living room offers two rear aspect double glazed windows enjoying beautiful far reaching views out to sea, front aspect double glazed sliding patio door leads out onto a South facing veranda laid to patio enjoying elevated far reaching views out to sea.

The first floor offers a spacious landing with two built in cupboards, one of which is an airing cupboard and doors lead through to three double bedrooms and the family bathroom. Bedroom one is a generous sized double offering two front aspect double glazed windows enjoying beautiful far reaching views over The Nature Reserve and out to sea, fitted wardrobes and a large built in storage cupboard. Bedroom two is a further double offering a built in storage cupboard and a rear aspect double glazed window overlooking the rear garden and out onto open farming fields. Bedroom Three is another generous sized double offering a built in storage cupboard and a rear aspect double glazed window overlooking the rear garden and out onto open farming fields. The modern family bathroom comprises a suite including a panel enclosed bath with a wall mounted power mixer shower system over, wash hand basin, low level WC, wall mounted towel rail heater and a Velux skylight.

Outside to the rear offers a generous sized garden with a large area laid to shingle abutting the property with two brick built storage sheds, a bar area with power and lighting and gated side access. Steps raise up to a lawned garden with planted borders and shrubs and a further section to the top of the garden is laid to shingle which is the perfect seating area to enjoy the morning sun. The rear garden backs onto







farming fields creating a countryside atmosphere. The front of the property boasts a large elevated veranda laid to patio, this is the perfect sun deck which enjoys beautiful far reaching views out to sea. There is a garage with an up and over door with power and lighting. There is off road parking for three cars, one in front of the garage and a further parking bay to provide off road parking for two cars.

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 C.

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

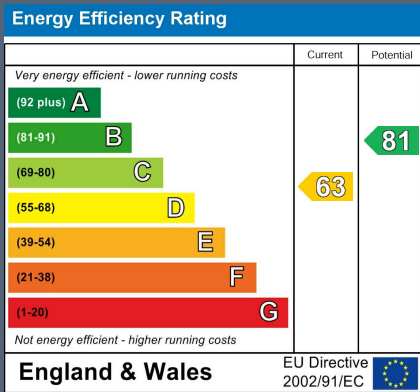
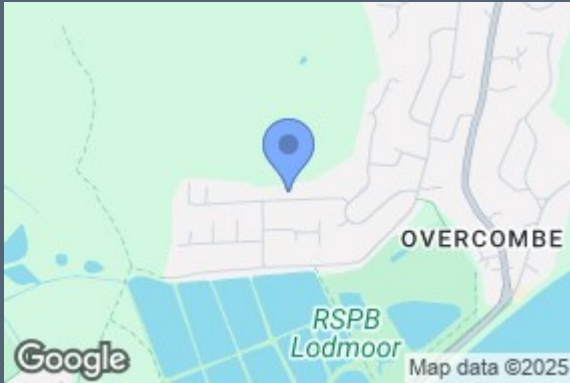
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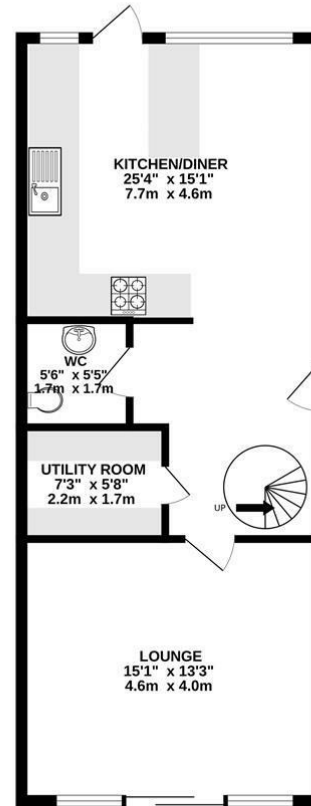


The property offers an abundance of living space with a front veranda enjoying beautiful views and a generous sized rear garden.

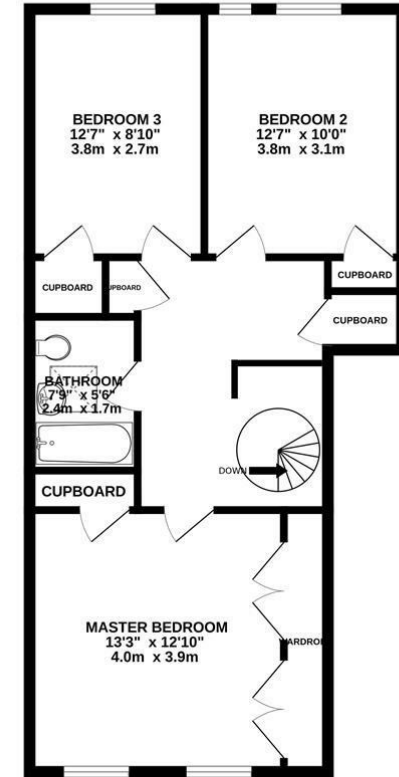




GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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 operability or efficiency can be given.  
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*We value more than your property*

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