



Sandpiper Way | Wyke Regis | Weymouth | DT4 9DP

Offers Over £210,000

BEAUMONT  JONES

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This beautifully presented spacious one bedroom house offers sea and coastal views from the front aspect and private terrace. Occupying a generous corner plot with accommodation including porch, living/dining room, kitchen, generous sized master bedroom and spacious bathroom. There is also allocated off-road parking.

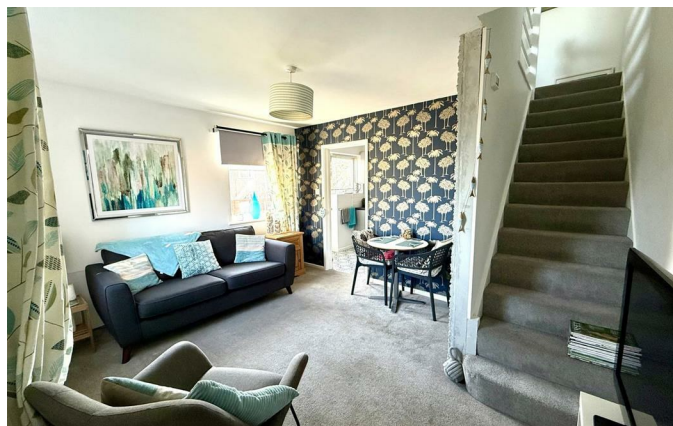
- Stunning Far Reaching Views out to Sea
- Private Sunny Terrace with Sea Views
- Short Walk to Smallmouth Bay & Coastal Footpaths
- No Forward Chain
- Ideal Holiday Let/Additional Home/Downsize
- Allocated Off-Road Parking

Full Description

Accommodation

Entrance to the property is via the front door opening into a useful porch area with space for hanging coats and further door into the living/dining room. This inviting room is light and spacious with both front and side aspect windows, the sea views can be enjoyed from the front aspect window, the views are far-reaching with glimpses of the coastline beyond. This room offers space for comfortable seating and a small dining table, there is also useful storage under the stairs. From here there is access into the kitchen, you will find a range of wall and base units providing ample storage. There is space for a freestanding oven, washing machine and tall standing fridge/freezer. From the kitchen is a door accessing the private terrace to the side of the house - the perfect spot to sit and enjoy the views along with further access to the remainder of the garden.

Returning to the living/dining room, stairs lead to the first floor landing which is another light and airy space with access to the remainder of the accommodation. The bedroom is a lovely sized double bedroom (currently housing a king size bed), the front



This beautifully presented one bedroom house sits on a generous corner plot with views out to sea



aspect window offers an even more elevated sea and coastal view. There is a large built-in double wardrobe providing hanging space and storage with further storage cupboard (over the stairs) there is still ample space for additional furniture. The adjacent bathroom is fully equipped with generous size corner shower, corner bath, wash hand basin with vanity storage and low level WC.

Outside

The garden has been enclosed with a picket fence and is laid to lawn, there is a pathway leading to the front door. As the garden sweeps round the corner, there is pathway leading to the private terrace (also accessed from the kitchen) which offers a more private seating area to enjoy the outlook. Adjacent to this is an area laid to shingle with a further gate, this area is perfect for bin storage and a shed area (ideal for storing water sports equipment).

Location

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers. Moments from the Rodwell Trail and Smallmouth Bay – you can quite literally walk down to the shoreline with your paddleboard, as well as being close to Chesil beach, Portland Marina, The National Sailing Academy and the Jurassic coastline. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Cafe, there are bus links into Weymouth and convenience shops nearby.

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

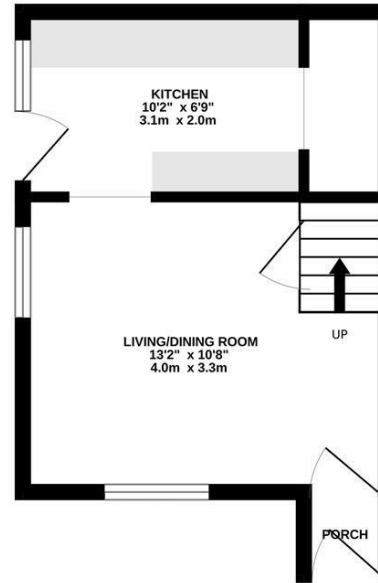
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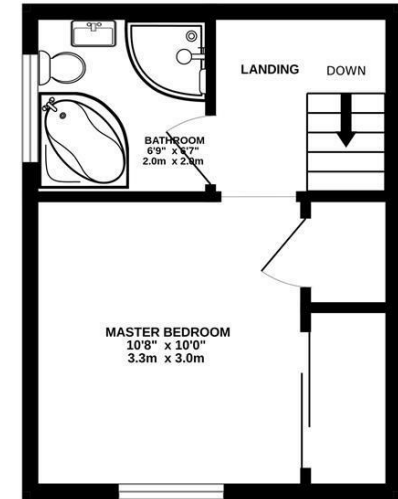
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

We value more than your property

GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA - 468 sq.ft. (43.5 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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