



Belmont Street | Rodwell | Weymouth | DT4 8UW

**Offers Over £600,000**

BEAUMONT  JONES



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We are delighted to bring to the market this spacious three bedroom semi-detached bungalow set in a truly unique position overlooking Newtons Cove. This property is all about the location, occupying a lovely sized plot with far-reaching front line views over Newtons Cove and towards Portland Harbour. The spacious accommodation is well presented yet in need of some cosmetic work but make a comfortable long-term or holiday home.

- Front-Line Far-Reaching Sea Views
- Overlooking Newtons Cove & Portland Harbour
- Spacious Three Bedroom Property
- Terraced Garden with Views
- Rarely Available & Unique Position

### Full Description

#### Accommodation

On the ground floor of this truly unique property is a spacious open plan sitting/dining room, flooded with light from the patio doors in both rooms. Your eyes are immediately drawn to the backdrop of the superb sea views over Newtons Cove and out to Portland Harbour. These rooms have double doors separating them, which can be closed for a more cosy feel in the evening, especially with the focal fireplace in the sitting room. The dining room offers ample space for a dining table and further double doors opening into the kitchen. The





A truly enviable location with front-line far-reaching sea views over Newtons Cove and towards Portland Harbour



kitchen is a good size and offers ample wall and base units for storage, there is currently space for a Range style cooker and other utilities. From the kitchen, a stable style door opens to an inner courtyard and there is also access to the hallway, with space for hanging coats and downstairs shower room. From the sitting room a door opens into the 'observatory room'/snug, a few gentle steps lead upto this conservatory style room with full glazed window offering superb sea views - the perfect spot to sit and enjoy this beautiful vista.

Returning the to dining room, stairs rise and turn to the first floor landing with access to the upstairs accommodation. The master bedroom is an excellent sized double bedroom with elevated sea and coastal views. There is currently built-in wardrobes and storage. Bedroom two is an excellent sized double bedroom and bedroom three is a single bedroom with superb sea & coastal views from the front aspect window and side porthole window. The bathroom currently has a bath, wash hand basin with vanity storage and concealed cistern WC.

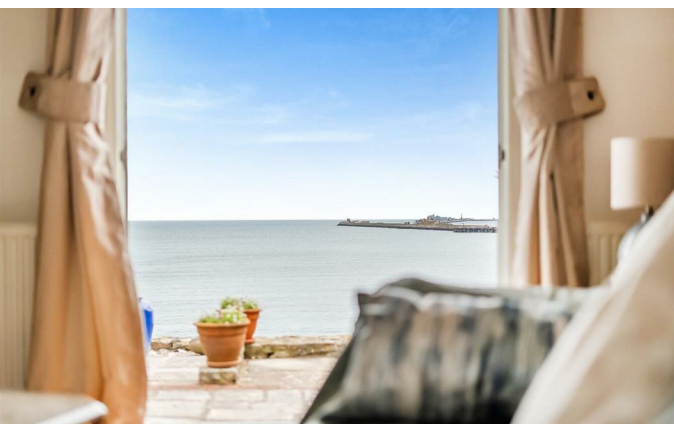
### Outside

The terraced garden offers the most spectacular private vista looking out to sea. A spacious terrace abuts the property with a level lawn area and is the perfect spot for entertaining. The garden is terraced with a further lawn and patio area along with a gate from the garden giving directly onto Newtons Cove - ideal for any keen sea swimmers and dog walkers! There is also an inner courtyard.

### Location

Centrally located with all of Weymouth's picturesque destinations nearby. On your doorstep is Newtons Cove and the pretty Nothe Gardens with open space and wonderful







walks, Newton's Cove is great for swimming and with further green areas offering a quieter spot to enjoy the coast. Just a short level stroll away is Weymouth Harbourside and vibrant Hope Square with its iconic brewery building and a choice of bistros, restaurants and pubs. Weymouth Esplanade and beach is just a short walk from the property and boasts an award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

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

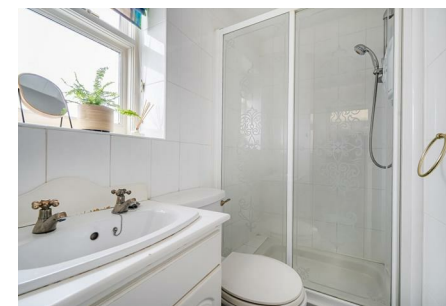
Services: - Gas central heating. Mains electric & drainage.

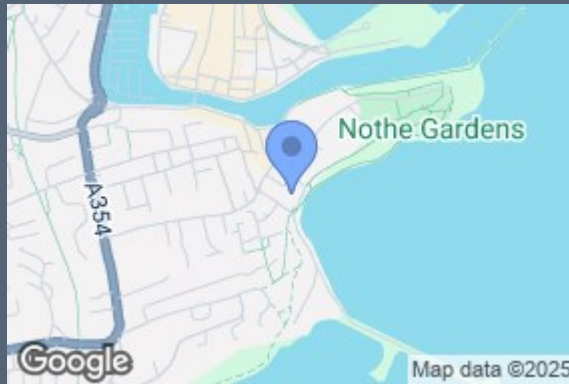
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Occupying a good size plot and spacious accommodation with views from all principle rooms





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(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*

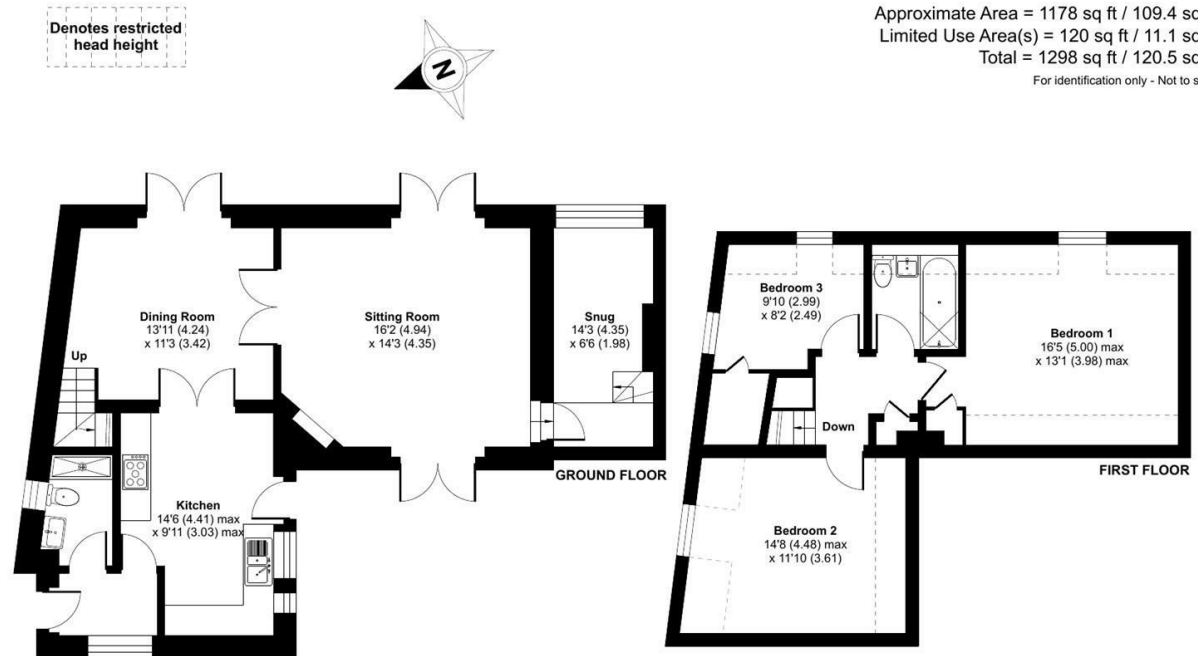
## Belmont Street, Weymouth, DT4

Approximate Area = 1178 sq ft / 109.4 sq m

Limited Use Area(s) = 120 sq ft / 11.1 sq m

Total = 1298 sq ft / 120.5 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). © nrichcom 2025. Produced for Beaumont Jones Estate Agents Ltd REF: 1261641

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