



## Greenhill House

Greenhill | | Weymouth | DT4 7SG

**Offers Over £500,000**

BEAUMONT  JONES



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**\*\*GREAT INVESTMENT OPPORTUNITY PROVIDING A FANTASTIC RENTAL YIELD OF 11%\*\***

We are delighted to offer a rare opportunity to purchase a FREEHOLD house divided into SEVEN FULLY SELF-CONTAINED flats within Greenhill House located within the prestigious location of Greenhill, just moments away from the beach and town centre. This building is under one freehold title and being sold as a going concern with tenants in situ and all occupied. The accommodation includes a mixture of studios and one bedroom flats, communal hallway, two separate communal WC's, communal bin store and washing lines. Offered with no onward chain.

- Fantastic Investment Offering A Rental Yield of 11% & Gross Income of £55,000 PA
- Mixture of Studios & One Bedroom Flats
- Freehold Under One Title
- Greenhill House, Located within The Prestigious Location of Greenhill
- Being Sold As A Going Concern With Tenants In situ & All Occupied
- Seven Fully Self-Contained Flats with Modern Kitchens & Bathrooms/Shower rooms
- Communal external Bin Area & Communal Washing Lines
- Individually Banded
- No Onward Chain

## Full Description

Entrance into the main building is via a front aspect wooden communal door leading into a well-presented and spacious communal hallway with stairs rising to all floors, individual wall mounted letterboxes, doors lead into flats 1 and 2 and a door leads through to a rear lobby with meters and a wooden glazed door leads outside to a communal bin area, washing, access into flat 4 and gated side access.

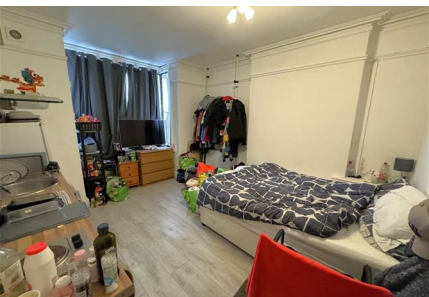
### Ground Floor:

Flat 1 is a studio currently rented out at £595.00 PCM with a fixed tenancy agreement ending on 13th March 2026. This is a spacious studio offering a front aspect box bay sash window, modern kitchenette with space and plumbing for a washing machine, fridge/freezer, integral oven with inset four ring electric hob and extractor hood over. A glass sliding door leads into a modern shower room comprising a shower cubicle, vanity wash hand basin and a low level WC.





This is the perfect investment purchase offering a rental yield of 11% with a yearly gross income of £55,000.



Flat 2 is a studio rented out at £625.00 PCM with a fixed tenancy agreement ending on 12th August 2026. This is a spacious studio offering a front aspect box bay sash window, modern kitchenette with space and plumbing for a washing machine, fridge/freezer, integral oven with inset four ring electric hob and extractor hood over. A glass sliding door leads into a modern shower room comprising a double shower cubicle, vanity wash hand basin and a low level WC.

Flat 4 is a large studio rented out at £695,000 PCM with a fixed tenancy agreement ending on 8th August 2025. Located to the rear of the building and access can be found via the external side gate or via the communal hallway and through to the rear lobby. Entrance is via a wooden glazed door leading into a modern kitchen with space and plumbing for a washing machine, fridge/freezer, integral oven with inset four ring electric hob and extractor hood over. The modern shower room is located off the kitchen comprising a shower cubicle, wash hand basin, low level WC and a side aspect sash window. The lounge/bedroom is also located off the kitchen providing a generous sized room with a side aspect window and a walk-in wardrobe.

First Floor with a split level landing:

Flat 3 is a large studio rented out at £650.00 PCM with a fixed tenancy agreement ending on 12th March 2026. There is a hallway with doors leading to a generous sized lounge/bedroom with a feature fireplace and a side aspect sash window. The separate modern kitchen has space and plumbing for a washing machine, integral oven with inset four ring electric hob and extractor hood over, space for an under counter fridge and a side aspect sash window. The modern bathroom comprises a panel enclosed bath with shower attachment over, wash hand basin and a low level WC.

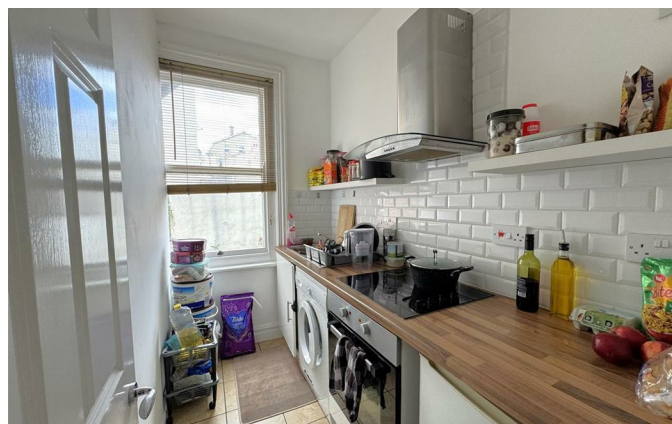
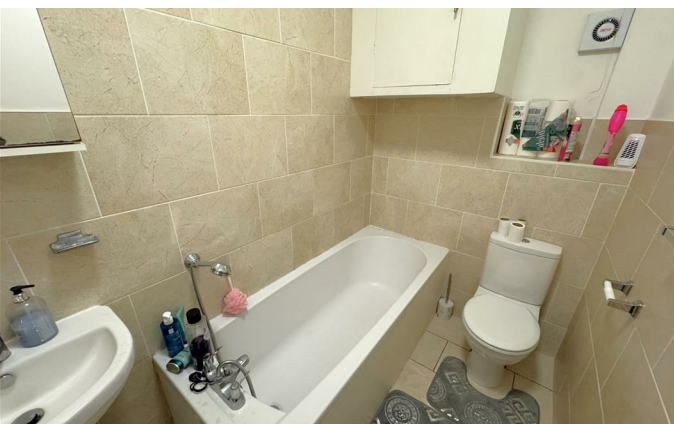
There is a spacious landing area with access to two communal WC's both on a pin code secure locking system.

Flat 5 is a spacious one double bedroom flat rented out at £750.00 PCM with a fixed tenancy agreement ending on 19th April 2026. There is a hallway with space and plumbing for a washing machine and doors lead through to a spacious living room with a feature fireplace and sliding patio doors lead into a box bay sash window which is the perfect seating area to enjoy the world go by. The modern kitchen has a front aspect sash window, integral oven with inset four ring electric hob and extractor hood over. The generous sized double bedroom has a front aspect box bay window. The modern shower room comprises a shower cubicle, low level WC and a wash hand basin.

Second Floor:

Flat 6 is a spacious studio rented out at £700.00 PCM with a fixed tenancy agreement ending on 29th June 2025. There is a hallway with doors leading to a generous sized lounge/bedroom with a feature fireplace and a side







aspect sash window. The separate modern kitchen has space and plumbing for a washing machine, integral oven with inset four ring electric hob and extractor hood over, space for an under counter fridge and a side aspect sash window. The modern bathroom comprises a panel enclosed bath with a wall mounted electric shower system over, wash hand basin and a low level WC.

Flat 7 is a spacious one bedroom flat rented out at £570.00 PCM and on a rolling monthly tenancy agreement. There is a hallway with a side aspect sash window and doors lead through to a spacious lounge with dual aspect sash windows. The modern kitchen has a front aspect sash window, space and plumbing for a washing machine, fridge/freezer, integral oven with inset four ring electric hob and extractor hood over. The generous sized double bedroom has a front aspect sash window and a wash hand basin. The shower room has a shower cubicle, low level WC and a side aspect sash window.

All flats are individually banded with the council at Band A. All flats have electric heating. Electric is purchased direct by each tenant through 'Meterpay' which allows the tenant to purchase electric from their online account using their credit card. All tenants have a monthly payment with Wessex Water.

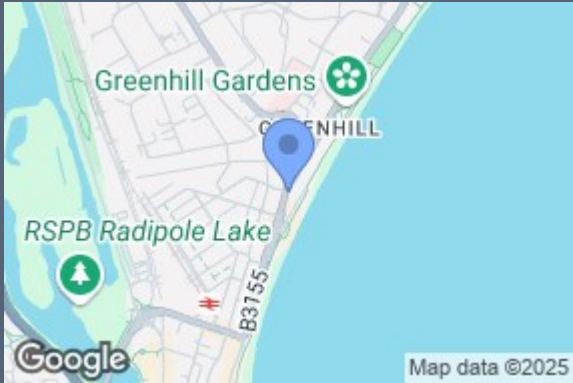
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

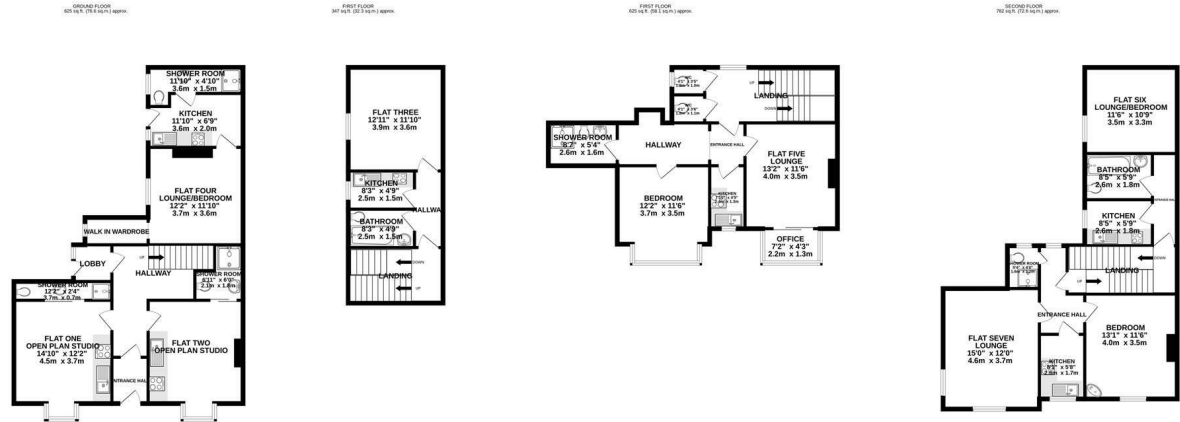


Seven fully self-contained flats under one freehold title and being sold as a going concern with tenants in situ and fully occupied.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(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	



TOTAL FLOOR AREA: 2579 sq.ft. (239.6 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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