



Seamoor Close | Preston | Weymouth | DT3 6JY

Guide Price £550,000

BEAUMONT  JONES

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We are delighted to bring to the market this spacious, detached residence with superb far reaching views over the RSPB Lodmoor Nature Reserve and out to sea. Located in a quiet cul-de-sac in Preston and having been extended and modernised, this property showcases its enviable position by offers views from all principle rooms. The accommodation is spacious, yet homely and the sunny westerly facing garden also enjoys a similar outlook, to the front of the property is a sun deck, garage and driveway offering off-road parking for 3-4 cars.

- Superb Far Reaching Views out to Sea
- Private South & Westerly Facing Garden with Further Views
- Master Bedroom with Juliet Balcony & Sea Views
- Four Excellent Sized Bedrooms & Addition Study/Office
- Generous Kitchen/Diner with Sliding Doors into the Garden
- Full Bathroom to the First Floor & Downstairs Shower Room

Full Description

Accommodation

Entrance to the property is via the front door opening into the porch, offering space for coats and a further door through to the garden. From the porch, an archway leads through to hallway with stairs to the first floor and doors to the following ground floor accommodation. The sitting room is a lovely sized room with a light triple aspect including some sea views. There are sliding patio doors opening into the garden and a focal fireplace. The kitchen/diner is a spacious and inviting room with the kitchen offering a range of wall and base units providing ample storage, there is a built-in eye-level oven, five ring gas hob,



Far-reaching open views over the RSPB Lodmoor Nature Reserve and out to sea



microwave oven, dishwasher, washing machine & tumble dryer along with space for a large fridge/freezer. This room would be the hub of the home as it can accommodate a large dining table and also has a seating area by the two sets of sliding patio doors which open into the garden - from which you can enjoy views over the garden and beyond.

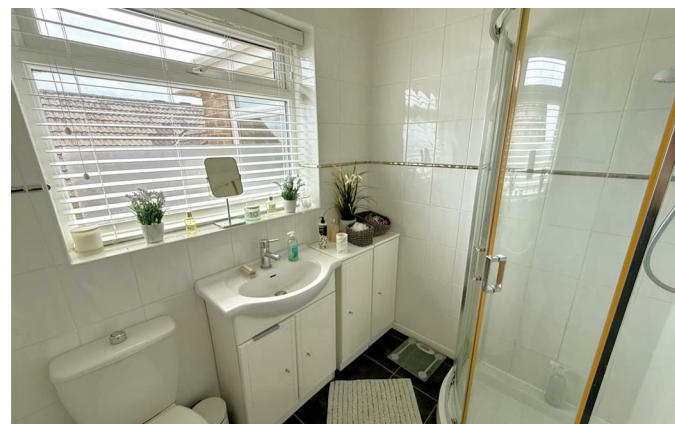
Further down the hallway there are two double storage cupboards and the inner hallway gives access to the remainder of the ground floor accommodation. Bedrooms three & four are generous sized double rooms, both with views over the front garden. The office/study is an excellent additional space with side aspect window and adjacent to the bedrooms is the downstairs shower room. The modern shower room offers a corner shower cubicle, low level WC and wash hand basin with vanity storage - there is even a view from here...

Returning to the hallway, stairs rise to the first floor landing with storage cupboard and access to the remainder of the accommodation. The master bedroom is an excellent sized double bedroom with plenty of space for furniture include a triple wardrobe. Your eye is immediately drawn to the large south facing window offering further elevated and far reaching views. There is also a Juliet balcony to invite the morning sun. The adjacent bathroom is modern and offers a suite comprising, bath with shower and screen over, low level WC and wash hand basin. Bedroom two is also on this level and although is set into the eaves, it is a generous sized room with rear aspect window offering views over the garden and two velux windows, there is also a sink discreetly positioned to one corner.

Outside

This lovely property occupies a generous sized plot, the front garden is mainly laid to lawn with pretty tree and shrub borders. There is a spacious decked area abutting the front of the property and offering the most wonderful outlook and views. The resin driveway offers ample parking for 3-4 cars and there is a single garage with up and over door. The rear garden is a generous yet manageable size, complete with a further good sized decked area and patio which is accessed from the porch,





kitchen and sitting room. The garden itself is mainly laid to lawn with pretty planted and shrub borders, there is space for a shed and an inviting raised deck at the top of the garden. The raised deck is the best position in the garden to enjoy the backdrop of the views, south facing and offering plenty of space for garden furniture.

Location

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. The beach can be easily accessed, directly through the Nature Reserve. A little further down the road is a well-regarded café and access to the beach at Overcombe Corner (perfect for swimming), in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

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

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Extended and well-presented accommodation through-out





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1610 sq.ft. (149.5 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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