



Chapelhay Heights | Rodwell | Weymouth | DT4 8JL

Guide Price £170,000

BEAUMONT  JONES

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We are pleased to offer a two double bedroom second floor purpose built flat with a balcony and breathtaking views over the marina, harbour and out to sea. The property is well positioned within walking distance of the town centre & Brewers Quay offering communal off road parking, external storage store, lounge/diner, modern kitchen & shower room. This would make an excellent first time purchase and viewing is a must to be appreciated.

- Spacious Two Double Bedroom Second Floor Flat
- Purpose Built
- Lounge/Diner
- Well Positioned
- Balcony & Breathtaking Views Over The Marina, Harbour & Out to Sea
- External Storage Store
- Modern Kitchen & Shower Room
- Communal off Road Parking

Full Description

Entrance into the block is via a front aspect secure communal door leading into a communal hallway with stairs rising to all floors and a rear aspect communal door leads out onto a communal drying area, external storage store and the car park. The flat is located on the second floor with the entrance door leading into a spacious and welcoming hall boasting a built-in storage cupboard and a built-in utility cupboard with space and plumbing for a washing machine and tumble dryer. The



This property is well positioned boasting stunning views over the marina, harbour and out to sea.



accommodation includes a spacious lounge/diner with a rear aspect double glazed window, side aspect double glazed door leading out onto the balcony, plenty of space for furniture and a dining table and chairs. The balcony enjoys breathtaking views over the marina, harbour and out to sea and enough space for a bistro table and chairs. The modern fitted kitchen comprises eye and base level units with work surfaces over, space for a gas cooker with a fitted extractor hood over, built-in storage cupboard housing the gas boiler, space for a fridge/freezer and a front aspect double glazed window enjoying stunning views over the harbour and out to sea.

The master bedroom is a generous sized double with a built-in wardrobe/storage cupboard and a front aspect double glazed window enjoying beautiful views. Bedroom two is a further generous sized double with built-in wardrobes and a rear aspect double glazed window. The modern shower room comprises a large shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin, wall mounted towel rail heater and a front aspect double glazed window.

Outside offers a brick built storage store located within a block to the rear of the property, this is great for storing bicycles. There are communal washing lines and a communal car park with spaces available on a first come, first served basis (permits are given to residents).



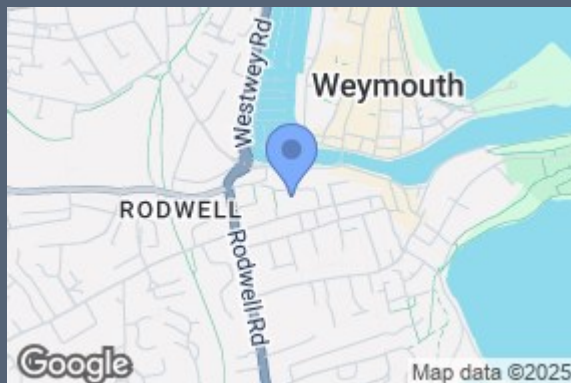
The property is located just a short stroll to the town centre, harbour, Brewers Quay and The Nothe.. Asda supermarket is close by along with other local amenities.

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

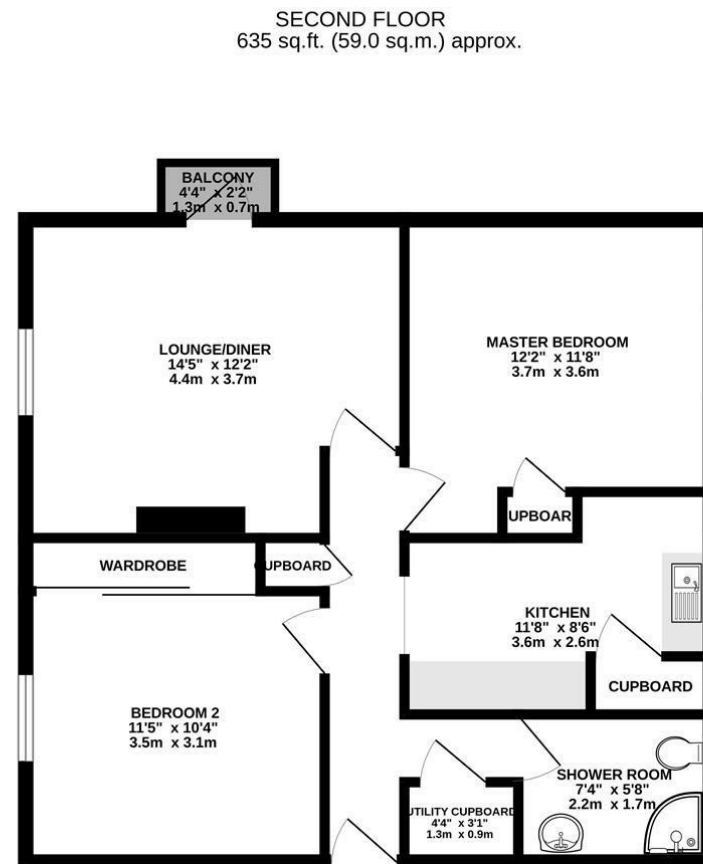
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Perfect first time purchase within walking distance of the town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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