



Furzy Close | Preston | Weymouth | DT3 6RX

**Offers Over £325,000**

BEAUMONT  JONES

## Furzy Close | Preston Weymouth | DT3 6RX Offers Over £325,000

Offered with no onward chain, we are delighted to offer a spacious and well-presented two bedroom first floor apartment located within a detached building of only two apartments. The property has its own private entrance and mature terraced garden, large decking area with glass balustrades and a summerhouse plus allocated off road parking. The property internally boasts a generous sized lounge/diner, kitchen with a built-in utility cupboard, master en-suite, main bathroom and loft access perfect for storage and scope to convert STPP. The property is located within a quiet cul-de-sac within the prestigious location of Preston, viewing is highly recommended.

- Two Bedroom Purpose Built First Floor Apartment (Detached Dwelling With Only Two Within The Block)
- En-Suite To Master Bedroom
- Quiet Cul-de-Sac Within Preston
- No Onward Chain
- Perfect Downsize To Apartment Living With Own Private Garden
- Private Entrance & Terraced Mature Rear Garden
- Allocated off Road Parking
- Spacious Lounge/Diner
- Share of Freehold

### Full Description

Entrance into the property can be found via two private entrance double glazed doors, one from the front aspect ground level and the other from the side aspect first floor level. Entrance via the front aspect ground floor level opens into a hall with stairs rising to the first floor, two side aspect double glazed windows, side aspect double glazed door and wooden glazed door leading to a few steps leading up to the landing. The spacious landing has access to a loft via a hatch with a pull down ladder, the relatively new combination gas boiler is located within the loft, this offers great space for storage and scope to convert STPP. Doors off the landing



This well-presented purpose built apartment is offered with no onward chain and would make an excellent downsize to apartment living with own private entrance and terraced mature rear garden.



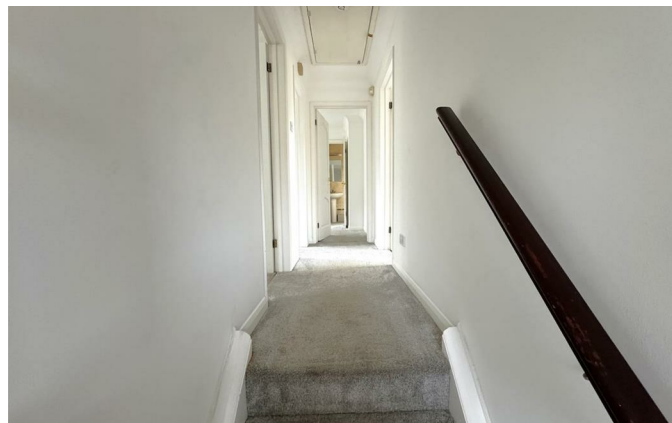
lead through through to all principle rooms. The generous sized lounge/diner boasts two front aspect double glazed windows enjoying elevated views over the surrounding area, plenty of space for furniture and dining table and chairs. The kitchen is located off the lounge/diner offering plenty of space and comprising eye and base level units with work surfaces over, space for kitchen appliances, front aspect double glazed window and built-in utility cupboard with space and plumbing for a washing machine.

The master bedroom is a generous sized double offering a rear aspect double glazed window overlooking the terraced mature rear garden and a door leads into the en-suite with a suite comprising a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a side aspect double glazed window. Bedroom two is a small double/well-proportioned single with a rear aspect double glazed pointed bay window. The main bathroom has a suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, wash hand basin and a rear aspect double glazed window.

Outside offers a terraced mature rear garden with multiple shrubs and trees, clothes driving area and steps lead up to a large raised decking area with glass balustrades, large summerhouse and gated side access. There is an external storage store perfect for storing bikes. There is allocated off road parking for one vehicle at the bottom of the road.

The property is located within the prestigious location of Preston. 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. There are





well-regarded cafes on the beach edge at Overcombe in addition to beautiful walks at the nearby Nature Reserve and Jurassic coastal paths. There is a regular bus service close by serving Weymouth town centre.

Rating Authority: Dorset (Weymouth & Portland) Council.  
Council Tax Band C. Services: Mains gas, 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.

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



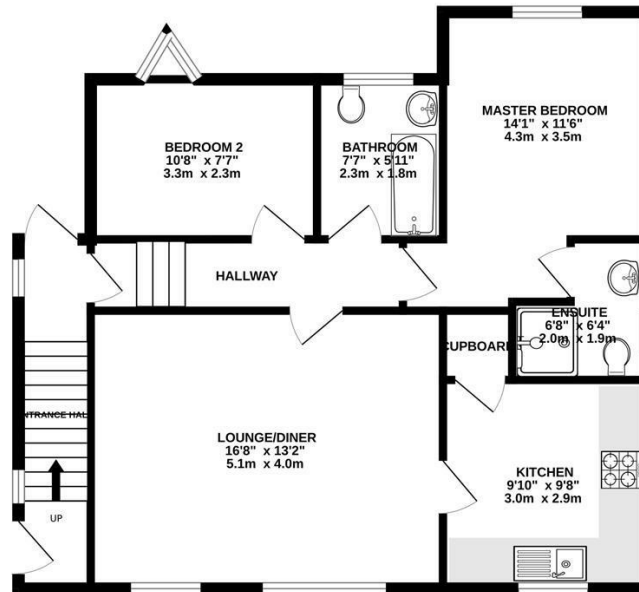
The property is located within the prestigious location of Preston just moments away from Overcombe Beach and local amenities.



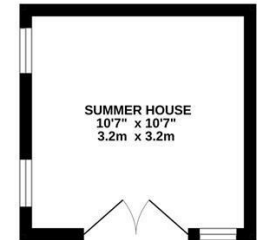


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

FIRST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



SUMMER HOUSE  
113 sq.ft. (10.5 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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*We value more than your property*

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