



Chapelhay Street | | Weymouth | DT4 8JJ

**Guide Price £275,000**

BEAUMONT  JONES

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We are delighted to bring to the market this two/three bedroom townhouse property located a stones throw from Weymouth Harbour and Town Centre. Accommodation comprising of a dining room, kitchen, WC on ground floor, first floor living room which was previously set up as a master bedroom with views over Weymouth harbour, family bathroom and two double bedrooms on the top floor. Offered with no forward chain.

- Modern Townhouse close to Weymouth Town Centre
- Private Generous Courtyard
- Ideal Second Home/ First Time Buy
- Located Close to the Inner Marina
- Two/Three Bedrooms, Two with views towards the Marina

**Full Description**

This three-bedroom end of terrace townhouse offers stunning views over the marina from the first and second floors. The flexible living accommodation is well-presented through-out, makes this a great investment/second home. The ground floor accommodation includes entrance into the welcoming hallway with stairs up to the first floor and a door into the downstairs accommodation. The sitting/dining room is a light room with front aspect bay windows and plenty of space for living accommodation and a small dining table. There is access into the kitchen which overlooks the rear garden and offers ample storage, integral appliances include a fridge, freezer, oven with a separate four ring hob and washing machine. From the kitchen there are doors to a downstairs WC and access into the garden.

From the entrance hallway, stairs rise to the first-floor landing where there is access into the first floor accommodation and further stairs to the second floor. The sitting room (which has also previously been used as a master





bedroom) offers a stunning aspect towards the marina from the bay window. This room works well as either a bedroom or generous sized sitting room. The family bathroom is also on this level and includes a suite comprising; bath, walk in shower, low level WC and pedestal wash hand basin. From the first floor landing the stairs rise to the second floor where there is a Velux window creating a light and airy feel, there is an additional two bedrooms on this level. The second bedroom has a built in wardrobe and the master bedroom as well as being a great size it also has an outstanding lookout onto the marina.

#### Outside

To the front of the property is a dwarf wall and attractive wrought iron railings. To the rear of the house is a low maintenance good sized courtyard garden, benefiting from a sunny aspect and also offering side access.

Located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

#### Rating Authority

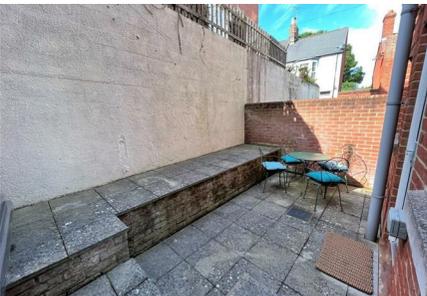
Dorset Council (Weymouth & Portland). Council Tax B.

#### 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.

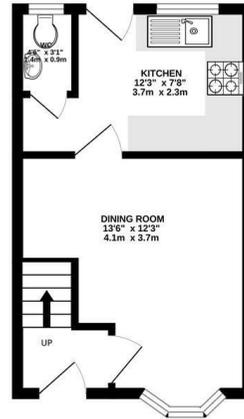
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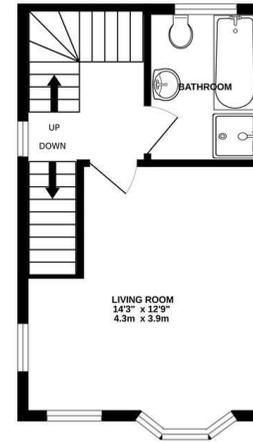


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="text-align: center;"> <span style="font-size: 2em;">89</span>  <span style="font-size: 2em;">74</span> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

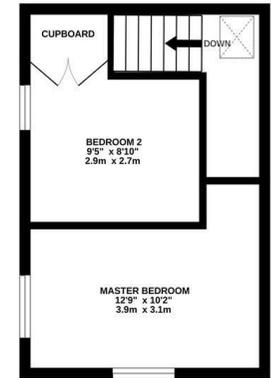
GROUND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.7 sq.m.) approx.



2ND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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*