

Greenhill
Weymouth, DT4 7EN



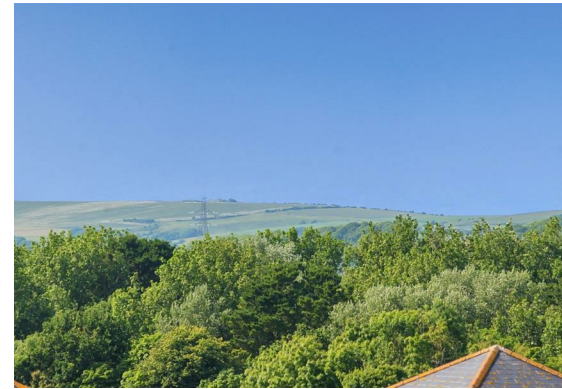
**Offers In Excess Of
£240,000 Leasehol**

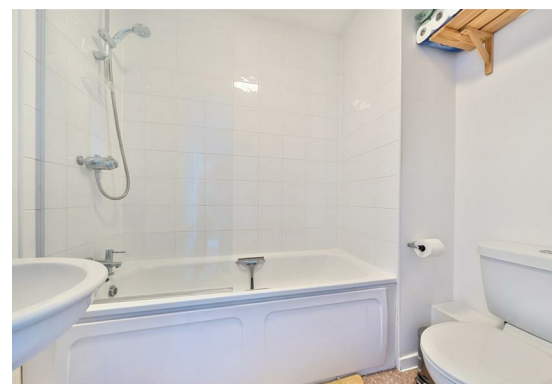


Greenhill

Weymouth, DT4 7EN

- Moments from Weymouth Beach
- Modern Block of Apartments
- Two Double Bedrooms
- Lift Access
- Offered For Sale with No Onward Chain
- Well-Presented Accommodation
- Short Walk to Town Centre
- Close to Local Amenities
- Lockable Separate Storage Room
- Gated Secure Allocated Parking

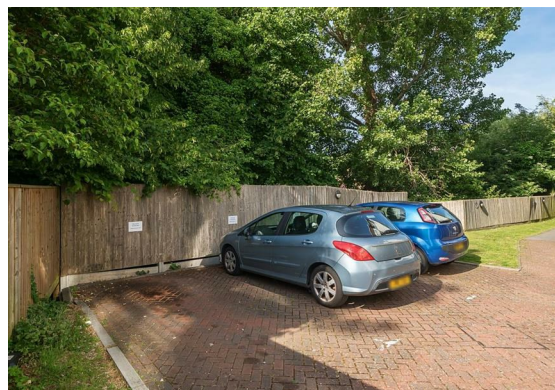




This TOP FLOOR SEA-FRONT APARTMENT, situated MOMENTS FROM WEYMOUTH BEACH and GREENHILL GARDENS, is presented for sale. The property hosts SPACIOUS LIGHT and AIRY ACCOMMODATION, boasting: TWO DOUBLE BEDROOMS; SECURE GATED ALLOCATED PARKING SPACE as well as SURROUNDING VIEWS towards the COAST.

Tucked away in a well-maintained apartment block, this superb top-floor home is accessed via a secure intercom system from the rear residents' parking area. A welcoming communal entrance benefits from lift access to all floors. The property comes with a private, secure storage room – ideal for bicycles, beach gear, or seasonal items.

A spacious entrance hallway offers a bright and welcoming introduction to this beautifully presented apartment. Recently updated with new windows throughout, the home feels fresh and filled with light. The generous dual-aspect living room is flooded with natural sunlight throughout the day, creating a warm and versatile space that's perfect for relaxing or entertaining. There's ample room for a sofa, armchair, dining area, and additional furnishings, it perfectly balances comfort and functionality.



Adjacent to the living space is a modern, open-plan kitchen. With sleek wall and base units, black granite-effect worktops, and integrated appliances including an oven, hob, and extractor fan, the kitchen is designed for modern living. There's also space for several undercounter appliances.

The apartment offers two excellent double bedrooms. The primary bedroom is light-filled, peaceful, and enjoys picturesque views across Lodmoor Nature Reserve. The room is currently set up with a double bed, freestanding wardrobe, desk and plenty of floorspace to spare. Bedroom two is also generously proportioned and bright, making it ideal for guests, children, or a home office.

A family bathroom completes the layout which comprises a modern suite of an inset bath with shower over, hand wash basin and WC.

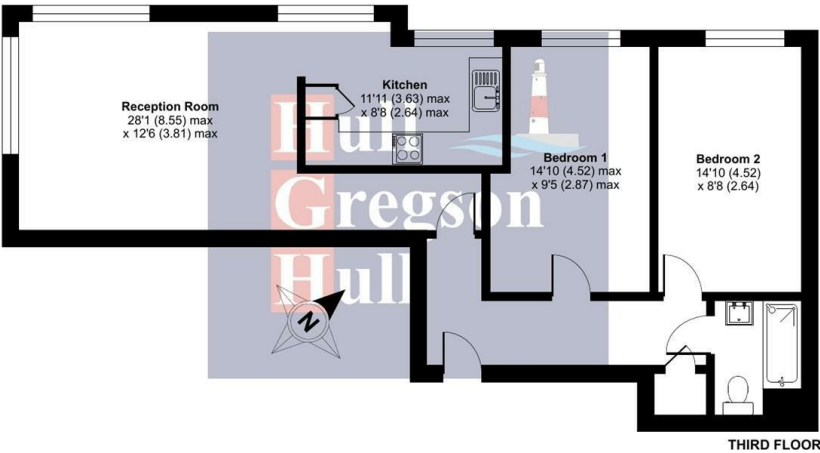


Abigail Apartments is a short stroll to Weymouth town centre. Local attractions close by include Lodmoor Country Park and Weymouth Sea Life centre, this property epitomises life by the sea!

The vendor has advised us that the service charge is £160 a month and includes building insurance, building/grounds maintenance and window cleaning.

Greenhill, Weymouth, DT4

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1310970

Reception Room

28'0" max x 12'5" max (8.55m max x 3.81m max)

Kitchen

11'10" max x 8'7" max (3.63m max x 2.64m max)

Bedroom One

14'9" max x 9'4" max (4.52m max x 2.87m max)

Bedroom Two

14'9" x 8'7" (4.52m x 2.64m)

Bathroom

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Apartment
- Property construction: Standard
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas Central Heating
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		