



**Connells**

King Street  
Weymouth





## Property Description

This unique dwelling is accessed from King Street via a private UPVC double glazed entrance doorway down a hallway leading into a grand entrance hall. The accommodation is over the first and second floors and features a large and versatile hallway. To the first floor there is a sizeable lounge with bay window and fireplace, a master suite comprising of a double bedroom with feature bay window and some views out to the sea along with a large dressing room. Also to the first floor is a kitchen/breakfast room, a further double bedroom along with a study, utility room and split level bathroom with sunken bath, shower, toilet, sink and bidet. The accommodation continues through from the entrance hallway up a spiral staircase to the second floor where there is a sizeable roof garden, ideal for summer barbecues. There are two further double bedrooms, both with bay windows offering glimpses to the sea and one offering an ensuite shower room. There is also a single bedroom on this floor. The accommodation is gas centrally heated, double glazed, truly versatile and would make an ideal holiday home, let or a guest house.

### Entrance

Door into entrance hall.

### Entrance Hall

Wood style flooring. Door into:

### Hallway

Wood style flooring. Grand staircase curving to the first floor landing with doors leading to bathroom, storage area/study, bedroom two, inner hall. Side aspect feature picture window.

### Bathroom

Steps up to half landing with further steps up to the bathroom with sunken bath, double shower cubicle, his and hers pedestal wash hand basins, wc and bidet. Tiled splashback. Rear aspect double glazed windows to one wall. Storage cupboard. Spotlights.

### Bedroom Three

12' 5" x 11' (3.78m x 3.35m)

Rear aspect double glazed window. Radiator. Wood style flooring. door into kitchen.

### Study

7' 8" x 6' 9" (2.34m x 2.06m)

### Kitchen

17' 7" x 11' 1" (5.36m x 3.38m)

Fully fitted kitchen with a range of wall a base unit with work surfaces and tiled surrounds, appliances including four burner gas hob, eye level double oven, cooker hood. Space for an upright fridge/freezer and washer/dryer. Wall mounted concealed boiler. Rear glazed window, wall mounted radiator. Inset spot lighting. Coving.

### Utility Room

8' 3" x 7' 6" (2.51m x 2.29m)

### Inner Hall

Spacious hall with doors to the kitchen, lounge, and master bedroom. Feature spiral staircase leading to the second floor accommodation. Wood style flooring. Radiator.

### Lounge

22' 5" x 11' (6.83m x 3.35m)

Tiled floor. Radiator. Front aspect double glazed bay window with window seat and sea views. Feature fireplace with marble style surround and iron insert.

### Dressing Room

12' 5" x 10' 4" (3.78m x 3.15m)

Open into the master bedroom.

### Bedroom Two

13' 4" x 11' 10" (4.06m x 3.61m)

Radiator. Front aspect double glazed window with window seat and sea views.

### Second Floor Landing

At the top of the spiral staircase, you are greeted by full height windows that resembles the top of a lighthouse overlooking and leading out to the spacious sun terrace.

### Hall

Doors to bedroom one, four and five.

### Master Bedroom

Front aspect double glazed bay window with window seat and sea views. Radiator. Door to ensuite.

### En Suite

Rear aspect double glazed. Shower cubicle. Pedestal wash hand basin. Wc. Tiled floor. Storage cupboard. Radiator.

### Bedroom Four

10' 7" x 8' 3" (3.23m x 2.51m)

Rear aspect double glazed window. Radiator. Door into ensuite wc.

### Bedroom Five

12' 2" x 10' 11" (3.71m x 3.33m)

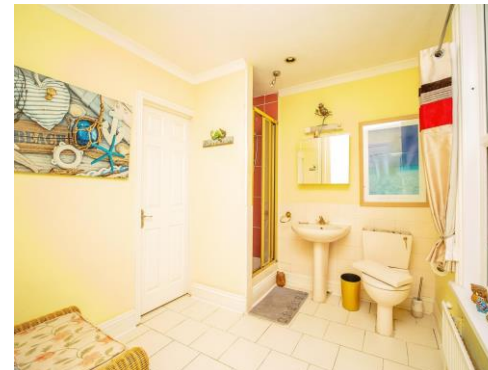
Radiator. Front aspect double glazed bay window with window seat and sea views. Corner shower cubicle. Wash hand basin with tiled splashback. Storage cupboard. Door into bedroom five.

### Private Roof Terrace

Spacious enclosed decked roof terrace.

### Lease Length & Charges

The vendor informs us; a 99 year lease from 1992, with 70 years remaining. Ground Rent £250 PA.. Building Insurance is £839.38 PA, Service charge is as & when. There are no restrictions for Letting & Pets are Permitted.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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