







### Property Description

Situated within a short walk from the Harbour and within easy reach of the stunning Dorset coastline and Weymouth Beaches, this apartment will not disappoint.

The entrance hallway guides you through the apartment, offering access to three bedrooms, one with an en-suite shower room, kitchen/diner, lounge and sleek family bathroom.

The kitchen has been fitted with integral appliances including fridge freezer washing machine dishwasher and double ovens with modern fitted base and wall units and ample preparation space, and there is allocated space for a kitchen table and chairs.

The traditional large sash windows and high ceilings, mixed with well-proportioned rooms deliver a distinctive feeling of space and grace. All apartments will have flooring included in the sale, with soft carpets fitted to the lounge and bedrooms and wood effect LVT having been added to the kitchen/diner. This apartment is perfect for those who wish to avoid stairs as there is a serviced lift providing easy access.

Beautiful views have been captured from various view points within the apartment and viewing is encouraged.

### Additional Information

The re-developed site at Sunnybank House offers a stunning choice of two and three bedroom apartments, situated in the vibrant location of Weymouth. High ceilings and traditional features, combined with modern trimmings deliver superb living accommodation.

**\*\*WE HAVE A SELECTION OF APARTMENTS AVAILABLE PLEASE ASK FOR MORE DETAILS...\*\***

Apartments 1, 2, 6 and 11 all offer two bedrooms and a bathroom.

Apartments 3,4,5,7,8,9 and 10 all offer three bedrooms and a family bathroom and an en-suite to the master bedroom. Apartment three offers an additional ensuite to bedroom two, making it the perfect guest room.

Apartments 2,8,9,10 and 11 offer beautiful views across the bay and cliffs.

Allocated parking has been awarded to a selection of apartments, please ask for further details.

## Location

Many people visit Dorset for the Golden beaches and historic harbour, if you live here, you also get to enjoy the picturesque walks fantastic array of local amenities and the award winning blue flag Weymouth Beach all year round.

The harbour side bars make the idyllic location to sit back and enjoy a summers evening, local eateries offer fresh seafood and good old-fashioned home-cooked food made with local produce and a selection of excellent takeaways are also available, so you don't need to leave your new home.

The local Weymouth High Street offers a superb selection of shops from independent retailers to some well-known High Street department stores and boutiques.

The town centre was awarded a purple flag ensuring safe and enjoyable nights out and there is a selection of local schools.

The nearest Bus connection is a short few minutes' walk.

## **\*\* Spring Part-Exchange \*\***

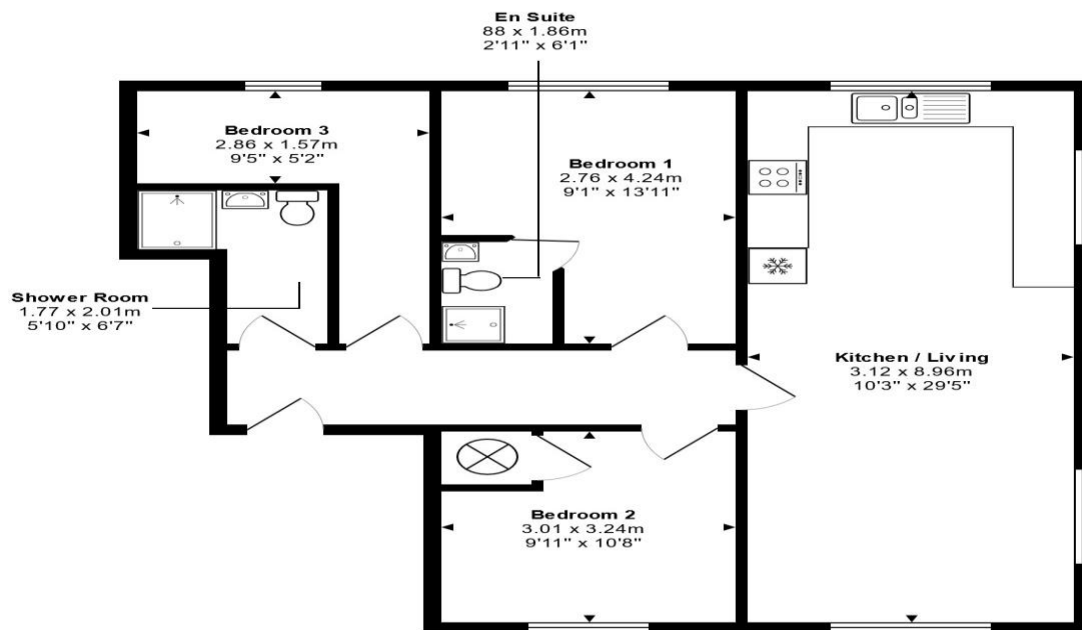
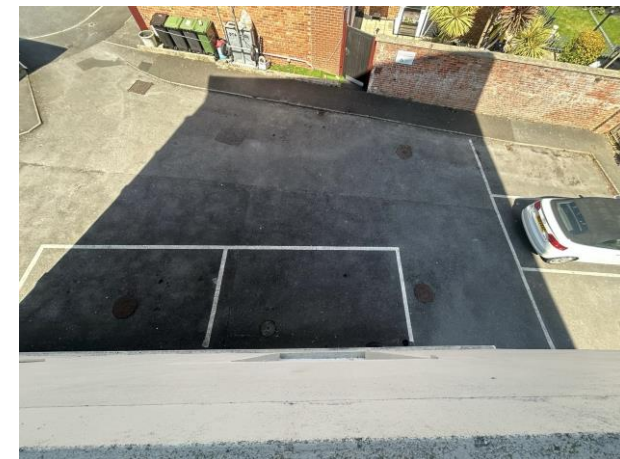
Spring Part-Exchange is available on this property- purchase your dream new home immediately or on a date of your choice, with a guaranteed offer from Spring, please ask for full details. T&Cs apply.

## Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.







**Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup>**  
All measurements are approximate and for display purposes only

To view this property please contact Connells on

**T 01305 770 333**  
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84 St. Thomas Street  
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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WEY309165](https://www.connells.co.uk/Property/WEY309165)**

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.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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