



Instinct Guides You



## Westerhall Road, Weymouth £195,000

- Moments from Weymouth Beach
- Glass Apex
- Two Bedrooms with Two En-Suites
- Near Local Amenities
- Off-Road Parking
- Views Across Lodmoor and Greenhill
- Nearby Bus Routes
- Close by Coastal Walks



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Positioned just moments from Weymouth's picturesque beach with OFF-ROAD PARKING, this stylish TOP-FLOOR apartment boasts TWO DOUBLE BEDROOMS, EACH WITH THEIR OWN ENSUITE, stunning rooftop views, and an OPEN-PLAN layout finished to a high standard. Set within an attractive period building on Westerhall Road, the property combines character features with modern convenience in a prime coastal location.

From the communal entrance, stairs rise to the second floor where the apartment opens into a central hallway leading to each principal room. The bright and spacious living area is defined by striking exposed beams and a vaulted ceiling, giving the space an bright and airy feel. A large feature window frames views across Weymouth's rooftops, creating a charming focal point. The adjoining kitchen is well-equipped with integrated appliances, shaker-style units and wood worktops, providing a practical and attractive space for cooking and entertaining.

Bedroom one lies at the back of the property of the property and offers impressive views from its distinctive glass apex. The room is generously proportioned and includes access to a en-suite bathroom with a full-size bath, complemented by exposed beams and contemporary fittings. with white suite, bold feature tiling and a sleek finish throughout. Bedroom two, located at the opposite end of the apartment, also benefits from its own en-suite, this time with a white suite, bold feature tiling and a sleek finish throughout.

The layout is highly functional, with both bedrooms separated by the main living space, ideal for shared living or guest accommodation. The apartment also benefits from allocated parking directly in front of the building and is just a short stroll from the town centre, beach and marina.

Room Dimensions

Lounge/Kitchen 14'11" into bay x 13'7" (4.55 into bay x 4.16)

Bedroom One 16'0" into bay x 11'0" (4.88 into bay x 3.37)

Bedroom Two 10'5" x 10'0" (3.2 x 3.07)

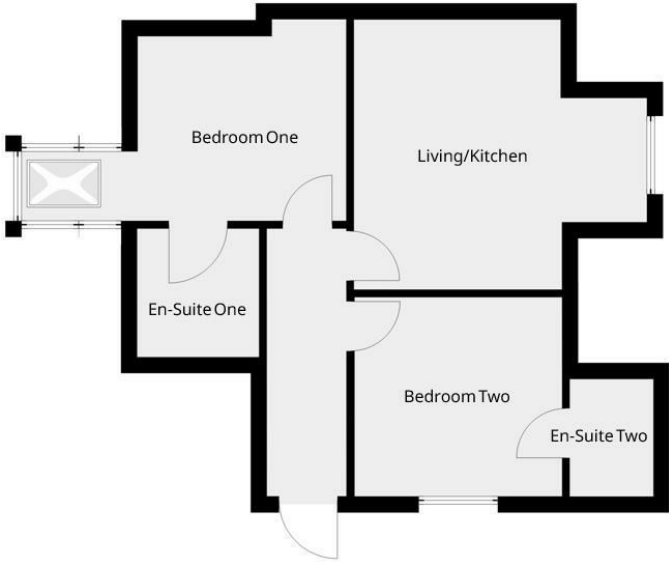
En-suite One 6'5" x 6'2" (1.98 x 1.88)

En-suite Two 5'11" x 4'2" (1.81 x 1.29)

Lease & Maintenance

The vendor informs us the property has a 125-year lease which commenced in 2016, with a service charge of £1,350pa, pets are permitted upon request and holiday lettings are not permitted.

We recommend a solicitor check these details before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	45
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.