



Instinct Guides You



Carlton Road South, Weymouth £170,000

- Allocated Parking
- No Onward Chain
- Close To Town Centre
- Train Station - level walk
- Beautiful Bay Window
- Walking Distance To Seafront
- Close To Local Shops
- Near Greenhill Location



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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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Situated within the striking and characterful Tower House moments from the Sea Front, this charming TWO DOUBLE bedroom flat with ALLOCATED PARKING occupies a desirable position Near to the beach and a level walk to town and harbour. The property combines period elegance with light and spacious interiors, offering an attractive residence within a sought-after coastal setting.

The flat is located on an upper floor of this distinctive building, accessed via a shared entrance. Stepping inside, the central hallway provides access to all principal rooms. The lounge is generously proportioned, featuring a beautiful turreted bay window which floods the space with natural light and provides elevated views of the surrounding area.

Adjacent to the lounge, the kitchen offers a range of fitted units with integrated appliances and tiled splashbacks. Its practical layout provides ample worktop space, ideal for everyday use.

The property includes two bedrooms, both with built in storage, and each positioned to take advantage of the natural light. Bedroom One is a good-sized double located beside the lounge, while Bedroom Two, accessed from the hallway, offers flexibility as a second bedroom or study.

The shower room is fitted with a white suite including a corner shower enclosure, WC and wash basin, finished with neutral wall tiles for a clean, modern appearance.

Externally, Tower House is an impressive period conversion, set behind a curved boundary wall with a communal entrance and steps leading to the main doorway. The distinctive turret and bay windows highlight the property's architectural charm, making it a standout home in a desirable part of Weymouth.

This flat presents a fine opportunity for those seeking a coastal residence that blends period character with practical living space, moments from the beach and the vibrant town centre. Train station nearby.

Room Dimensions

- Bedroom One 11'7" x 10'4" (3.54 x 3.15)
- Bedroom Two 11'5" x 7'3" (3.49 x 2.21)
- Lounge 17'2" max x 17'1" max (5.24 max x 5.21 max)
- Kitchen 10'8" max x 6'3" (3.27 max x 1.91)
- Shower Room 8'2" x 4'6" (2.49 x 1.38)

Lease & Maintenance
The vendor informs us the property owns a 1/5th share of the freehold with a remaining lease of 963 years being, the service charge: £1200 pa which includes buildings insurance, pets are allowed and no holiday letting is permitted.

We recommend these details are checked by a solicitor before incurring costs.



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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.