



AUSTIN 
ESTATE AGENTS

Portland Road

Wyke Regis

Weymouth

Dorset

DT4 9AF

Offers in Excess of £430,000

SUMMARY

- Architecturally Designed Detached Residence
- Three Double Bedrooms
- Contemporary Kitchen / Dining Room
- Light & Airy Lounge with Private Balcony
- Second Floor Main Bedroom with En-Suite Bathroom
- Second & Third Bedrooms with Jack 'n' Jill Shower Room
- Ground Floor Shower Room
- Gated Driveway, Garden & Detached Garage
- Beautiful Coastal Views
- No Onward Chain





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Kitchen / Dining Room 27' 2" x 21' 2" (8.28m x 6.45m)

Shower Room

FIRST FLOOR

First Floor Landing

Sitting Room 21' 2" x 14' 6" (6.45m x 4.42m)

SECOND FLOOR

Second Floor Landing

Bedroom Two 13' 3" x 10' 8" (4.04m x 3.25m)

Bedroom Three 13' 2" x 10' 6" (4.01m x 3.20m)

Jack 'n' Jill Shower Room

THIRD FLOOR

Bedroom One 21' 8" x 12' 9" (6.60m x 3.89m)

En-Suite Bathroom

OUTSIDE

Driveway

Garden Area

Garage 18' 7" x 10' 4" (5.66m x 3.15m)

Please note all measurements are maximum readings -
Irregular shaped rooms

THE PROPERTY

We are delighted to offer for sale, with no onward chain, this striking architecturally designed home 'The Octagon House', which enjoys coastal views over both Portland Harbour and Chesil Beach. The spacious accommodation is set over four floors includes a contemporary kitchen / dining room, sitting room, three double bedrooms, ground floor shower room, en-suite shower room and en-suite bathroom with double glazing and underfloor heating. Outside of the property the property boasts plentiful parking as well as a garage.

On the ground floor is a wonderful kitchen / dining room. The kitchen area offers an extensive range of contemporary eye level and base units with quartz worktop surfaces, further enhanced by integral appliances including eye level oven and microwave, washing machine and dishwasher. In the centre of the kitchen an island hosts an electric hob with stainless steel extractor canopy over as well as space for an American style fridge freezer. Steps lead down to a dining / family area with ample space for a dining table and lounge furniture. This room has an abundance of natural light from double glazed, multiple aspect windows and large French doors to the outside area. On this floor is also a modern shower room, also contemporary in design comprising a shower cubicle, wash hand basin and WC.

To the first floor, the landing area gives access to a sitting room, a spacious room with triple aspect double glazed windows and patio doors leading onto a balcony area with views through to the Fleet Nature Reserve on Chesil Beach. Two double bedrooms are found on the second floor, both enjoy double aspect, double glazed windows, one room overlooking Portland Harbour and the other Chesil Beach. These rooms both share a Jack 'n' Jill shower room with corner shower cubicle, wash hand basin and WC.

The main bedroom and ensuite bathroom are located on the third floor. This attractive room enjoys sea views as well as vaulted ceilings, adding to the character of the room. The bathroom comprises a corner shower cubicle, wall mounted wash hand basin, panelled bath and WC.

The external areas of The Octagon House are fully enclosed and gated. The entire area is block paved and offers flexible use, either for parking or as a sunny seating area. A garage provides covered car parking or additional storage.

This individual property is situated in the popular residential location of Wyke Regis and is ideally placed for enjoying the local beaches of Smallmouth Bay and Sandsfoot. World Heritage coastal walks are within close proximity along the Fleet Nature Reserve and the Rodwell Trail. This family home is also close by to a good selection of local shops and amenities including a doctors' surgery, dentist, well regarded schools and bus routes to surrounding areas.

For further information, or to make an appointment to view, please contact Austin Estate Agents.

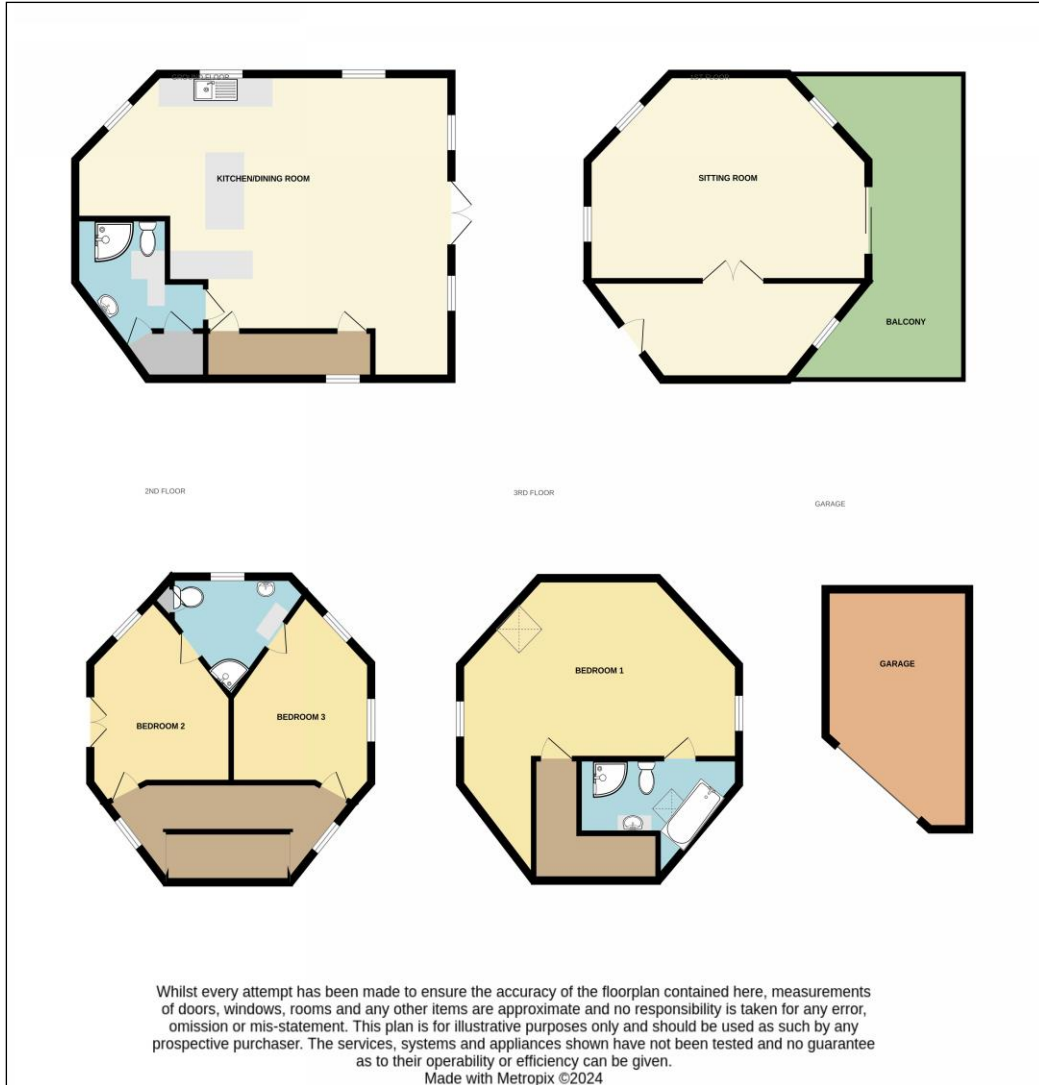




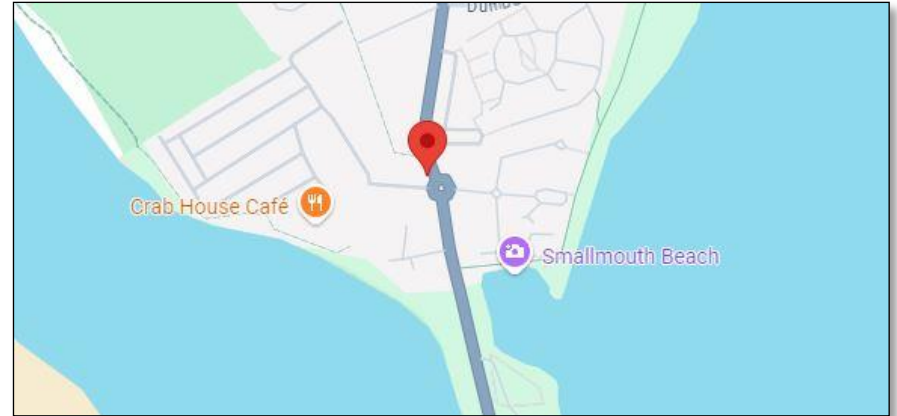
Smallmouth Bay



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: F TENURE: Freehold

Austin Estate Agents 📍 115 Dorchester Road, Weymouth, Dorset, DT4 7JY ☎ Phone: 01305 858470 🌐 www.austinpropertyservices.co.uk

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.