# Whiteside Apartments, 46 Preston Road

Weymouth | Dorset

AVENUE
sales & lettings

# Whiteside Apartments, 46 Preston Road, Preston, Weymouth DT3 6FU 6FU

## Accommodation

This immaculately presented three bedroom penthouse apartment is located within a small development of eight apartments on the Preston Road, moments from Overcombe Beach and only a short drive to Weymouth town centre and beach. Entrance to the building is via a well-kept communal hallway with stairs or lift to the second floor. The entrance hall to the apartment offers a large built-in storage cupboard which offers space for coats and houses the plumbing for a washing machine or washer/dryer. From the hallway there is a door into the open-plan living room/kitchen which is bright and airy and patio doors which open onto the balcony. The modern kitchen offers ample storage along with a breakfast bar. Built in appliances include; fridge/freezer, dishwasher, five ring gas hob with overhead extractor fan, eye level oven and built-in microwave. The rear hallway gives access to the remaining accommodation. The master bedroom is a generous double bedroom with an en-suite shower room and a window with views to the front of the property. Bedroom two is a good size double overlooking the pretty rear communal gardens. Bedroom three is a large single bedroom with Velux window to the front which would also make a great study/office. The main bathroom is fully tiled with a white suite comprising; vanity wash hand basin, panelled bath with shower and screen and a low level WC.

## Outside

The apartment's balcony faces westerly making it the perfect seating area to enjoy the afternoon/evening sun. The surrounding communal gardens are very well kept and looked after. There is an allocated parking space as well as visitors parking spaces.

- Spacious Penthouse Apartment
- Immaculately Presented Throughout
- Three Bedrooms (Master en-suite)
- Allocated Parking with Visitors Spaces
- Balcony & Beautiful Communal Gardens

**Avenue Sales & Lettings Ltd**
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## Location

Situated within one of Weymouth's most idyllic locations Preston is a very sought-after area. Offering easy access to local amenities, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

## Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour in on your right hand-side. At the top of this road turn right and head over the Town Bridge. Follow the road as it bears to the right, straight over at the next junction and then left onto East Street. This road will lead you onto The Esplanade, turn left and follow the road to the traffic lights at the Jubilee Clock. Straight over at the lights and bear right when you reach St Johns Church (signposted Preston). The road will bear to the right and as it straightens join the left-hand lane. This takes you to Preston Beach Road, with the sea on your right-hand side follow the road and at the mini roundabout turn left onto Preston Road. The development can be found a little way up on the right hand side.

## Rating Authority

Dorset (Weymouth & Portland) Council. Council tax band E.

## Services

Gas central heating. Mains electric & drainage.

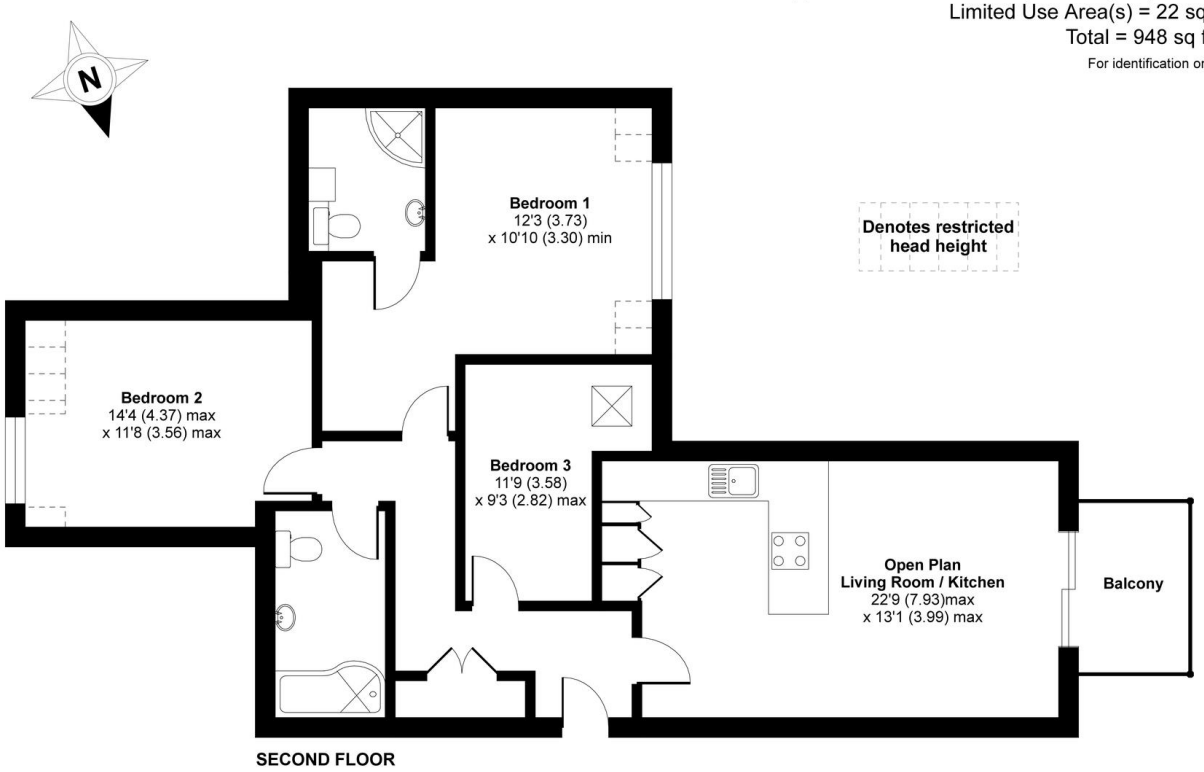
## Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.
Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk

**Note – Please note under the Estate Agents Act 1979, we declare that one of the vendors is an employee of Avenue Sales & Lettings.**

# Preston Road, Weymouth, DT3

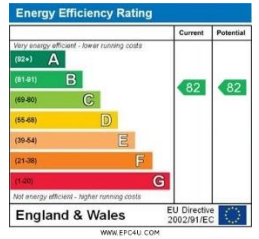
Approximate Area = 926 sq ft / 86 sq m (includes garage)
Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 948 sq ft / 88 sq m
For identification only - Not to scale




SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Avenue Sales and Lettings. REF: 721651




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.