



Somerset Lodge
Greenhill | Weymouth



Somerset Lodge, Greenhill, Weymouth, Dorset DT4 7SG



Accommodation

This elegant and beautifully appointed property has been tastefully renovated throughout. Originally completed in 2011 yet having been renovated over the last year to including stylish finishing touches - all complete with the superb backdrop of views over Greenhill beach and out to sea, this would make a lovely family home/additional property. The main entrance opens into the welcoming hallway with attractive split staircase rising to the first and second floor accommodation. The hallway accommodates a useful storage cupboard, access to the utility room, cloakroom and following rooms. Concertina double doors open into the spacious sitting room where your eye is immediately drawn to the striking sea views perfectly framed by two sets of patio doors which open onto a large balcony. Also on this level is bedroom four, this room is currently used as a snug but would make an ideal guest double bedroom with storage cupboard and spacious en-suite. From the sitting room, stairs lead to spacious kitchen/diner, a lovely family friendly space with Bi-fold doors opening onto the large patio area. The modern stylish kitchen offers ample wall and base units and built-in appliances and the island unit as the centre piece of the room making this the perfect spot for socialising with plenty of space for a generous dining table.

Returning to the hallway and following the stairs to the first floor, to one side of the first floor is a landing with storage cupboards and access to the following rooms. Bedroom three, a lovely sized double bedroom with built-in double wardrobe. Bedroom five, which is currently being used as a home office/study but would also accommodate as a single bedroom. The family bathroom is a good size with bath and separate shower cubicle, hand wash basin and wc. To the rear of the first floor is a further landing area with access to the Principal Bedroom. This room offers superb views, walk-in wardrobe, ample space for furniture and fully equipped en-suite with bath, separate shower and twin wash hand basins. Returning to the landing, stairs rise to the final bedroom. Bedroom two, a spacious double bedroom with far-reaching views and further en-suite shower room.



Outside

This substantial house is perfectly positioned for direct front-line access onto Greenhill, the beach and sea. The balcony is the best spot to sit and enjoy the stunning vista, spanning the width of the house and offering far-reaching views over Greenhill beach, out to sea and the coastline beyond. The balcony offers ample space for a good-sized table and chairs with wrought-iron railings. There is also a spacious patio area accessed from the kitchen, enclosed by a dwarf wall and further wrought-iron railings, creating a secure space to sit and enjoy the pleasant surroundings. There is access from here into the gated parking area and beach beyond. There are also steps to the side elevation leading to a further secure generous sized patio area (and the main entrance), which could accommodate a further seating area with pedestrian access onto the road behind. Parking is rarely available in this location, yet this property offers secure gated parking for two cars and there is a further Visitor's parking space.

- Idyllic Location with an Envious Position on the Beach Front
- Beautifully Renovated Throughout including new Acoustic Windows/Doors through-out, Shutters & Blackout Blinds to the Bedrooms
- Five Bedrooms (Three En-suites) & Living Accommodation spanning Four Floors
- Secure Gated Parking for Two Cars & Further Visitor's Parking Space
- Owned Solar Panels and Rainwater Harvesting System

Avenue Sales & Lettings Ltd

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Location

Located in the highly desirable area of Greenhill on the rarely available beach side of the road. This house is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove way with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the Southwest Coastal path to enjoy scenic walks along the Jurassic coast



Approximate Area = 2185 sq ft / 202.9 sq m

For identification only - Not to scale

Directions

From our office in Hope Square go through the Square towards the harbour and turn left so the harbour is 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 past the Jubilee Clock. Towards the end of The Esplanade, turn right and continue down Brunswick Terrace until you find the electric gates opening into the car parking area.

Rating Authority

Weymouth & Portland Borough Council. Council Tax Band F.

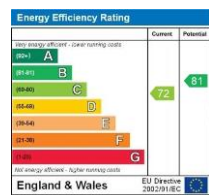
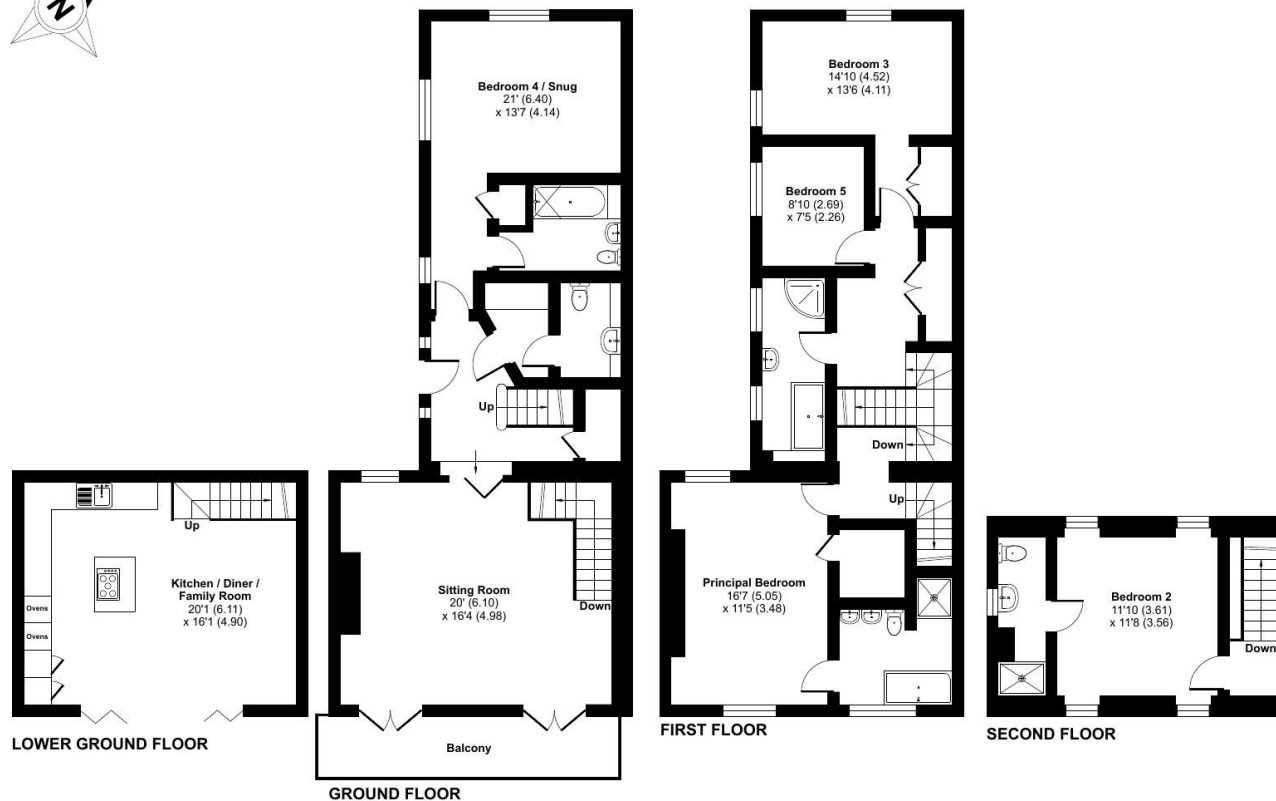
Services

Gas central heating. Mains electric & drainage.

Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Avenue Sales and Lettings. REF: 1079326

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.

