



Sandsford Place, Rylands Lane

Wyke Regis | Weymouth



Sandsford Place, Rylands Lane, Wyke Regis, Weymouth, Dorset DT4 9QA



Accommodation

This superb two-bedroom apartment offers wonderful panoramic open views towards Portland Harbour and beyond. The apartment is positioned on the first (top) floor of the block which offers its elevated position, the main entrance is on the ground floor via the security intercom entrance, access to the first floor and lower ground. Stairs gently rise to the first floor and entrance into the apartment.

The welcoming hallway is a lovely size and offers a useful storage cupboard and access into the following accommodation. The sitting/dining room, where your eye is immediately drawn to the window and patio doors offering access to the balcony and superb views. The room itself offers plenty of space for furniture. The kitchen is set off the sitting area and offers a similar attractive side aspect. The kitchen itself is well equipped with wall and base units, integrated fridge/freezer, oven, four ring ceramic hob, extractor hood, washing machine and sink.

The master bedroom is a generous sized double bedroom with built-in wardrobes and lovely sized fully tiled en-suite shower room with underfloor heating, a large shower cubicle, WC and wash hand basin with vanity storage. Bedroom two is another excellent sized double bedroom with a side aspect window. The main bathroom also has underfloor heating, fully tiled with bath and shower over with glass screen, WC and wash hand basin with vanity storage.



Outside

The apartment has patio doors from the sitting/dining room opening to a balcony, with space for a table and chairs to sit and enjoy the stunning vista. This modern development of apartments is set within well-kept communal gardens. The communal areas are also well looked after with security intercom, allocated parking space and further visitors parking. There is also a secure bike store.

- Far Reaching Panoramic Sea Views with Balcony
- Modern Development
- Two Double Bedrooms (Master En-suite)
- Beautifully Presented Throughtout

Location

Located on the outskirts of Weymouth, close to Chesil beach, Portland Marina, The Rodwell Trail, The National Sailing Academy and the Jurassic coastline, Wyke Regis is a haven for water sports and walkers. It is also a popular residential area with excellent cafes/restaurants including Billy Winters and the Crab House Cafe, there are bus links into nearby Weymouth (less than 2 miles away), with The Esplanade and award-winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

Directions

From our office in Hope Square turn left and follow the road, exit Hope Square and turn right into Spring Lane and continue along Rodwell Avenue. At the traffic lights, turn left and follow the road to the right onto Buxton Road. Follow the road along and as you enter Wyke Regis at the top of the hill, the property can be found on the left-hand side, turn left into Rylands Lane and immediately left into the development.

Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band C.

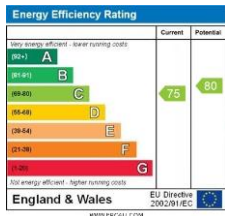
Services

Mains electric & drainage.

Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

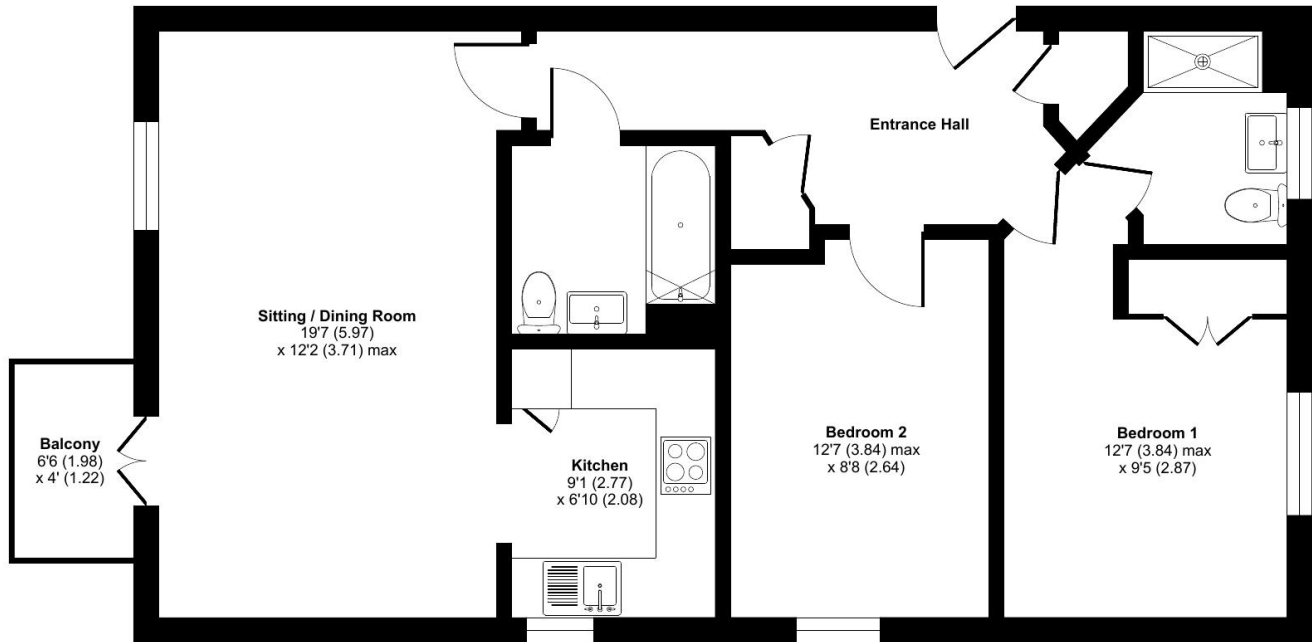
Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk



Rylands Lane, Weymouth, DT4

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Avenue Sales and Lettings. REF: 1101994

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.

