



Aquavista

Buxton Road | Weymouth



# Aquavista, Buxton Road, Weymouth DT4 9PS



## Accommodation

This spacious ground floor contemporary apartment with private garden offers superb sea views over Portland harbour and towards Chesil beach. Occupying an elevated south facing position, entrance to the property is via the front door opening into a welcoming hallway, with doors to a storage cupboard and large cupboard housing the boiler. Further double doors open into the open plan living space. A spacious room where you are immediately drawn to the bi-folding doors opening to garden and views towards Portland harbour and Chesil beach. The room incorporates sitting, dining and kitchen areas comfortable. The kitchen area has a range of modern wall and floor mounted units with granite worksurfaces and integrated appliances including a dishwasher, fridge/freezer, NEFF electric oven, NEFF gas hob and cooker hood. There is also space and plumbing for a washing machine.

The master bedroom is a generous double bedroom with patio doors opening onto the decked area with a similar vista. There is an en-suite shower room with spacious shower cubicle, low level WC and wash hand basin. Bedroom two is also a generous sized double room with side aspect window. The stylish main bathroom has a bath with shower and screen over, low level WC and wash hand basin with vanity storage.



## Outside

This apartment enjoys a generous size decked area with ample space for garden furniture to sit and enjoy the far-reaching views. All set in a well-kept development with lovely surrounding gardens. There is an allocated parking space, visitor space and a lockable shed for storage.

- Modern Stylish Development
- Two Double Bedrooms (Master En-suite)
- Far Reaching Views Towards Portland Harbour & Chesil Beach
- Ground Floor Apartment with Private Garden

**Avenue Sales & Lettings Ltd**

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## 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

Head towards Weymouth and Portland on the A354. Once you enter the town boundary, keep following the signs A354 Portland at each roundabout exit. As you enter Weymouth, you will see Radipole Lake nature reserve on your left-hand side. Go straight ahead at the first set of traffic lights following signs A354. Head straight over at the next set of traffic lights, continuing to follow signs to A354 Portland. At the next roundabout (Foords Corner), turn right onto Portland Road and take the first turning on the right into Swaffield Gardens. The apartments can be found a little way along on the left-hand side.

## Rating Authority

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

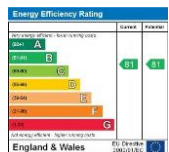
## Services

Gas central heating. Mains electric & drainage.

## Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)



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.

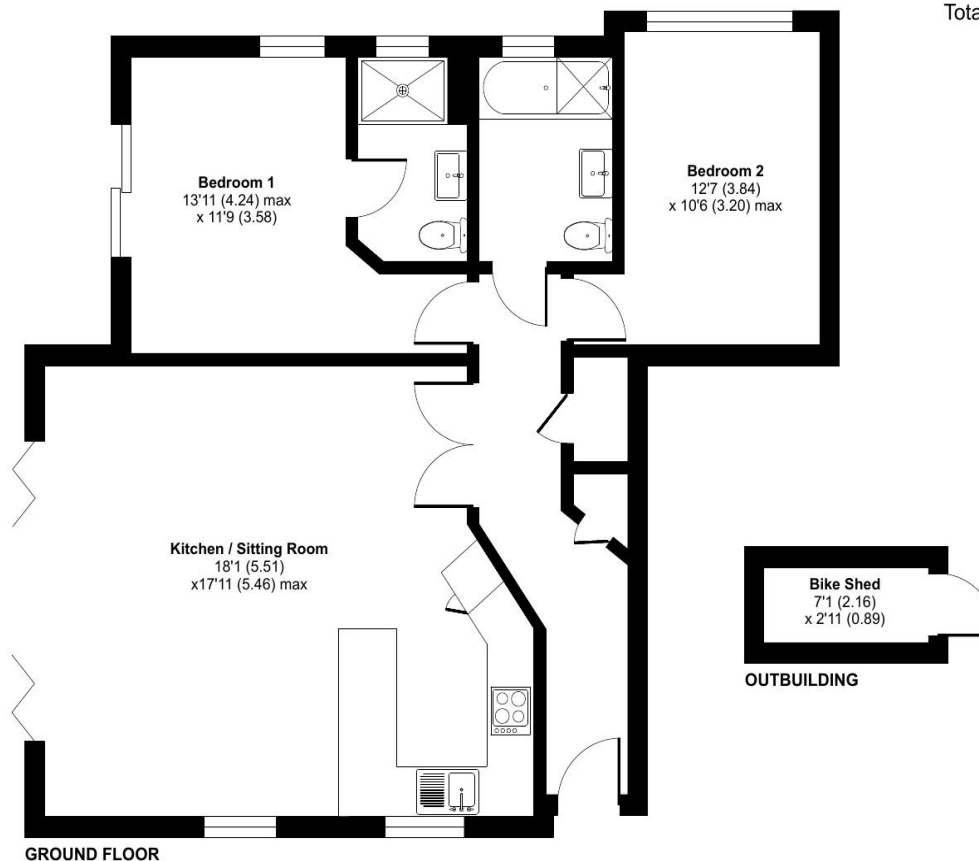
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Approximate Area = 804 sq ft / 74.6 sq m

Outbuilding = 21 sq ft / 1.9 sq m

Total = 825 sq ft / 76.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Avenue Sales and Lettings. REF: 1110247

