



Helen Lane  
Weymouth | Dorset



# Helen Lane, Weymouth, DT4 8AX



## Accommodation

This spacious town house is discreetly tucked away off Weymouth harbour, well-presented through-out with accommodation spanning over four storeys, having been a successful holiday let for several years for the current owner, this would make an excellent additional home/holiday let investment. Entrance to the property is via the front door into a welcoming hallway with further door leading to the utility room, with access to a large walk-in storage cupboard - perfect for storing linen. A further door (from the utility) opens into the large integral garage with a large store/laundry room to the rear providing valuable storage and perfect for running the property for holiday letting. From the hallway, stairs rise to first floor. On this level is the generous sized open plan living area comprising; sitting area, dining space and kitchen. The kitchen offers ample wall and base units with integrated oven, hob, extractor hood and fridge freezer. There is also space and plumbing for a dishwasher. There is also a WC on this level. On the second floor are two generous sized double bedrooms and a modern fitted bathroom with separate large shower cubicle. The luxurious master bedroom occupies the whole of the third floor with the lovely surprise of a Juliet balcony with stunning views over the picturesque inner harbour. There is space to create a seating area around the Juliet balcony to sit and enjoy the views. This room also benefits from a large en-suite with generous sized shower cubicle, wash hand basin and low level WC.



## Outside

The property benefits from an integral garage electric up and over door. There is power and lighting and the garage is currently sub-divided to provide parking and a store. The store to the rear of the garage could be dismantled to create additional parking.

- Spacious Townhouse (Accommodation Spanning over Four Floors)
- Ideally Addition Home/Holiday Let
- Discreetly Tucked away off Weymouth Harbour
- Three Double Bedrooms
- Harbour Views
- Integral Large Garage

**Avenue Sales & Lettings Ltd**

4 Hope Street, Weymouth, Dorset, DT4 8TR

[www.avenuesalesandlettings.co.uk](http://www.avenuesalesandlettings.co.uk)

[info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)

### Location

Tucked off Weymouths bustling harbour this property is centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll from the harbour offering a choice of bistros, restaurants and pubs. Hope Square and the pretty Nothe Gardens are also nearby, offering open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and beach is just a short walk from the property and enjoys an award winning sandy beach adjacent to the town centre which enjoys a good variety of shops.

### 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, at the T junction turn right and Helen Lane can be found on your left hand side.

### Rating Authority

Currently on business rates

### Services

Gas central heating. Mains electric & drainage.

### Viewing Arrangements

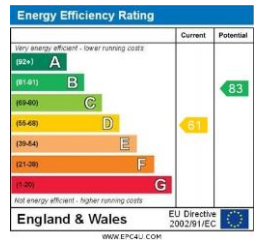
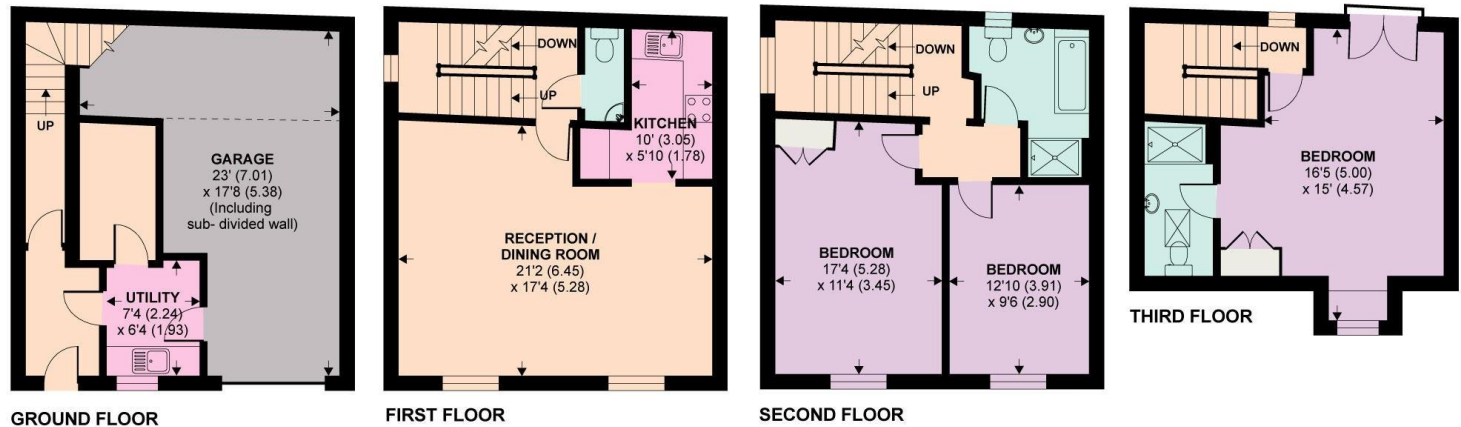
Strictly by appointment through Avenue Sales & Lettings.

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

Agents note: - The EPC was completed before a new boiler was installed.

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APPROX. GROSS INTERNAL FLOOR AREA 1866 SQ FT 173.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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.

