



# The Beaches

48 – 49 The Esplanade | Weymouth





# The Beaches, 48 – 49 The Esplanade, Weymouth, Dorset DT4 8DQ



## Accommodation

Set on Weymouth's seafront, this superb studio apartment with far reaching views over Weymouth beach and out to sea is currently run as a successful holiday let. Being sold with bookings in place, this is an excellent investment/additional home opportunity. Accessed via the secure communal entrance, stairs rise to the second floor with front door opening into the apartment.

A welcoming hallway with storage/utility cupboard with washer/dryer and access to the following accommodation. The reception room/bedroom/kitchen is a generous size with triple aspect windows offering views over Weymouth's beach, out to sea and countryside beyond. This open plan room offers plenty of space for furniture from which to sit and enjoy the view and also accommodates a king size bed. There is a storage cupboard with a hanging rail. The stylish kitchen with tiled splashback and modern copper fittings offers ample wall and base units with built-in fridge/freezer, dishwasher, oven and hob.

The stylish bathroom is fully tiled with bath and dual shower attachment over including a rainfall shower head, vanity wash hand basin and concealed cistern WC.





## Outside

Accessed from the first floor is a communal inner courtyard for all residents to use. There is also a bin store and rear access. Parking is available via parking permits from Dorset (Weymouth & Portland) Council.

- Successful Holiday Let being sold with Furniture and Future Bookings
- Stylish Studio Apartment
- Far-Reaching Views over Weymouth Beach, out to Sea and the Countryside Beyond
- Communal Inner Courtyard

### Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Positioned on The Esplanade, directly opposite Weymouth's award-winning sandy beach which can be seen from the apartment. The town centre is a short walk away, offering a good variety of shops, restaurants and cafes.

Also, a short stroll away is the vibrant Hope Square with iconic Brewery building offering a great choice of bistros, restaurants and pubs.

### Directions

From the Avenue 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 and straight over at the next junction. Turn left into East Street and following the road along upto the seafront. Turn left and the property can be found a little way down on the left-hand side on the The Esplanade.

### Rating Authority

Dorset (Weymouth & Portland) Council. Currently on Business Rates.

### Services

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)

Energy Efficiency Rating		Current	Potential
100-91	A		
81-61	B		
61-41	C	77	77
41-21	D		
21-11	E		
11-0	F		
0-10	G		

100-91: very energy efficient - lower running costs  
 0-10: not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

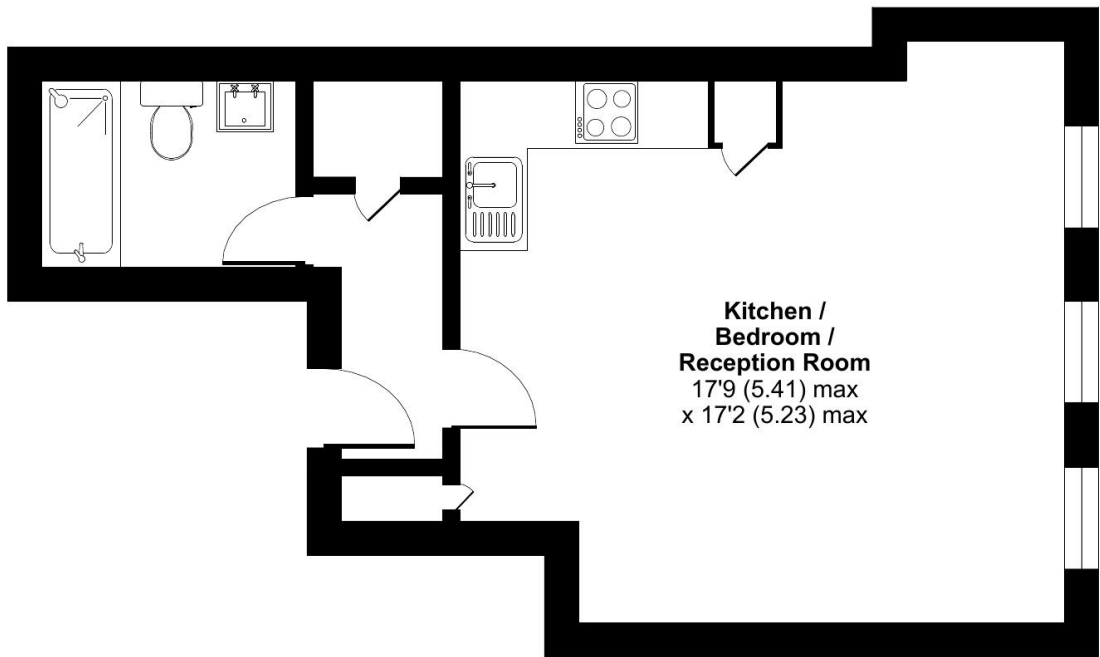
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



## The Esplanade, Weymouth, DT4

Approximate Area = 374 sq ft / 34.7 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). © nchecom 2024. Produced for Avenue Sales and Lettings. REF: 1081686

