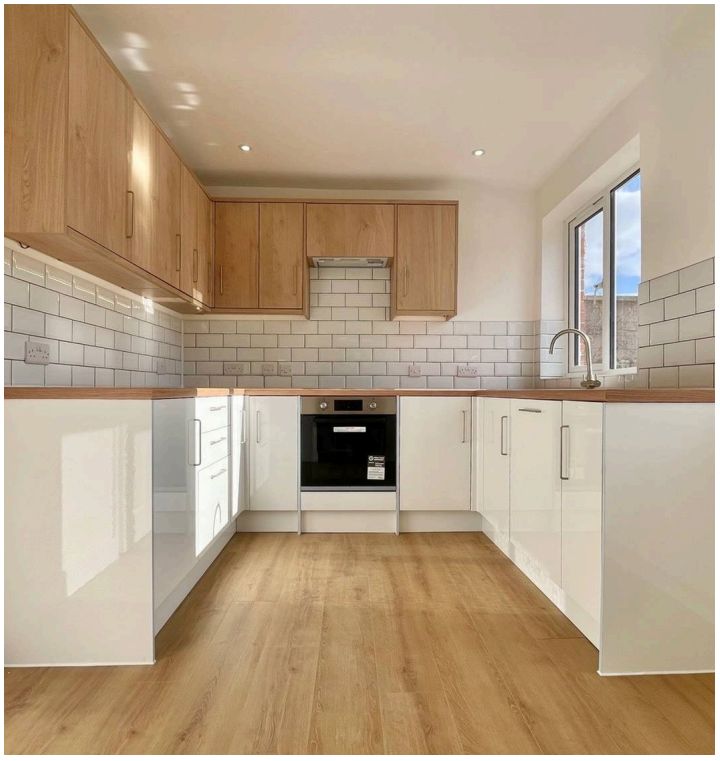


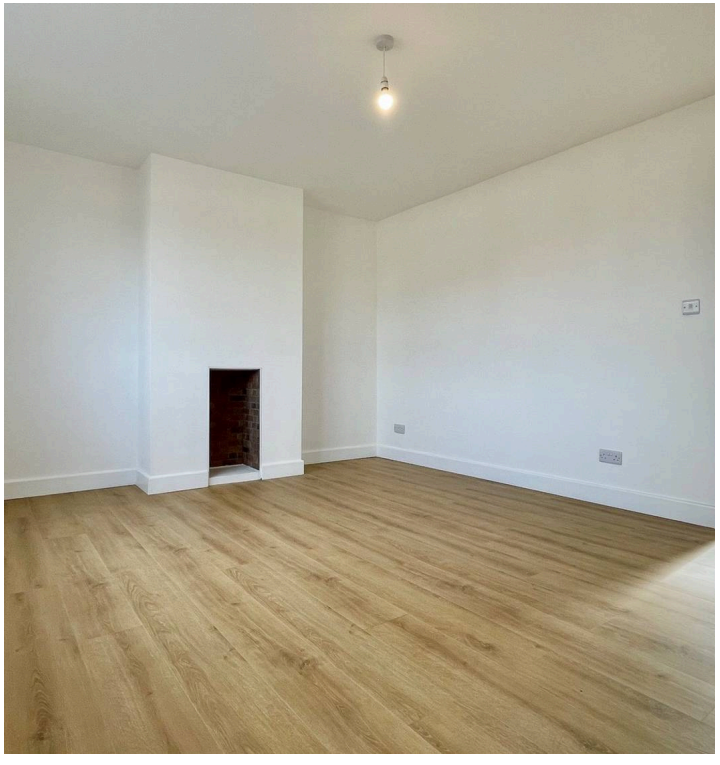
29 Sussex Road, Weymouth - DT4 0PL

In Excess of **£280,000**

DIRECT MOVES









29 Sussex Road

Weymouth

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B

- Fully refurbished three bedroom family home
- Presented to a modern standard while maintaining charm & character features
- Excellent brick paved driveway providing generous parking to the front
- Large rear garden with multiple patios, lawn, gravell laid and planter areas
- Immaculately presented downstairs W/C
- Pleasant garden outlook enjoyed from all rear aspect rooms
- Newly fitted double glazing throughout and new gas combination boiler
- Great location for nearby amenities, schools and transport links with a regular bus service

DIRECT MOVES







Entrance Hallway
3' 10" x 3' 8" (1.18m x 1.12m)
A front aspect hallway access via an obscured double glazed UPVC front door, a cupboard houses the metres (newly installed), stairs rise to the first floor landing with a side aspect window allowing natural lights into the space while a door opens into the living room

Living Room
12' 0" x 14' 8" (3.65m x 4.46m)
A well proportioned front aspect living room with newly fitted double glazing, chimney breast, a door opening into generous under stair storage and a door into the kitchen.

Kitchen
8' 6" x 14' 6" (2.59m x 4.42m)
A rear aspect kitchen with two double glazed windows looking onto the rear garden. A variety of both eye and base level units provide storage and incorporate the oven, the hob, a stainless sink with stainless mixer tap and an integrated dishwasher. A glass panel door opens into the rear hallway while a portion of the room serves as a dining/ breakfast area.

Rear hallway
3' 1" x 2' 10" (0.93m x 0.86m)
A double glazed door opens onto the rear garden and doors open into boiler cupboard and the downstairs w/c.

Downstairs W/C
4' 2" x 2' 5" (1.27m x 0.73m)
A side aspect downstairs WC with partial tiling, a slimline hand wash basin with stainless mixer tap and storage beneath, low-level WC and an obscured double glazed window.







Bedroom One
11' 6" x 8' 10" (3.50m x 2.70m)
A rear aspect double bedroom enjoying outlook over the rear garden, ample space for freestanding furniture and a central fireplace adds character.

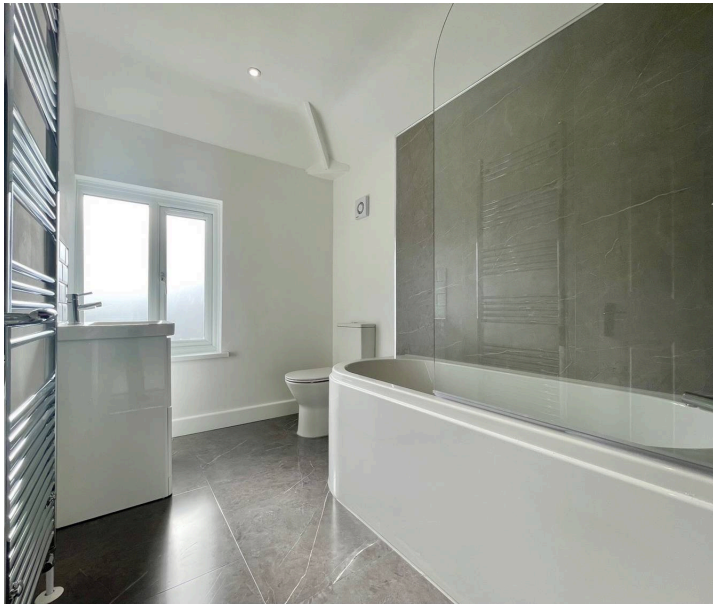
Bathroom
6' 3" x 8' 6" (1.90m x 2.60m)
An immaculately finished rear aspect bathroom with a corner bath tub with stylish panel surround and a handheld shower attachment, a low level w/c and a hand wash basin with stainless tap. An obscured double glazed window is situated to the rear.

Bedroom two
12' 0" x 8' 6" (3.65m x 2.58m)
A front aspect double bedroom with a central fireplace, a double glazed window and space for freestanding furniture.

Bedroom Three
9' 2" x 8' 11" (2.80m x 2.72m)
A front aspect bedroom with double glazed window and space for free standing wardrobes.







REAR GARDEN

A spacious rear garden with a variety of tiered areas. A concrete pathway leads along the right hand side of the garden with patio, lawn, gravel and planter areas feature throughout. The space is entirely fence enclosed with secure gated access and an obscured glazed door into the rear hallway.

DRIVEWAY

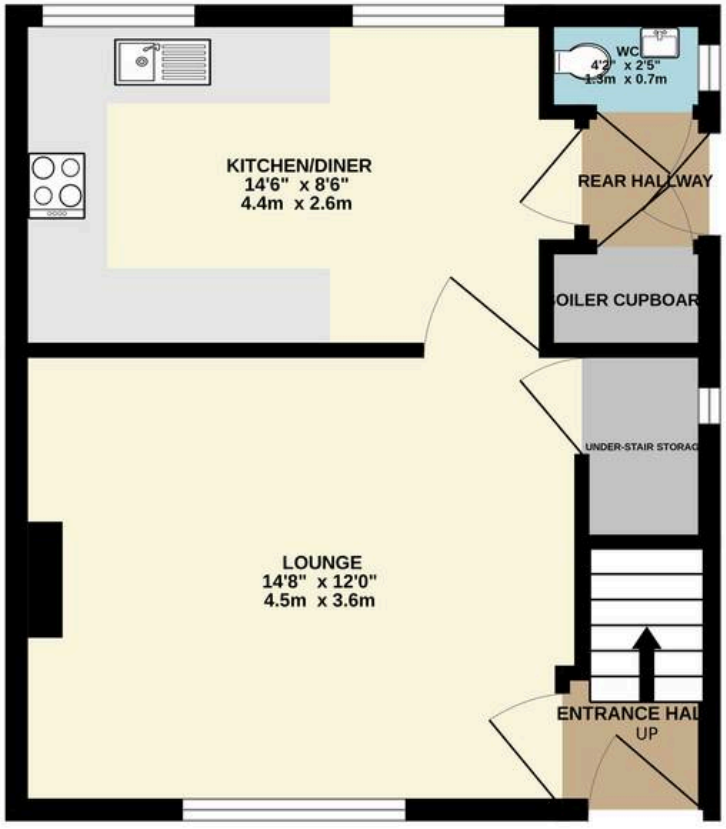
3 Parking Spaces

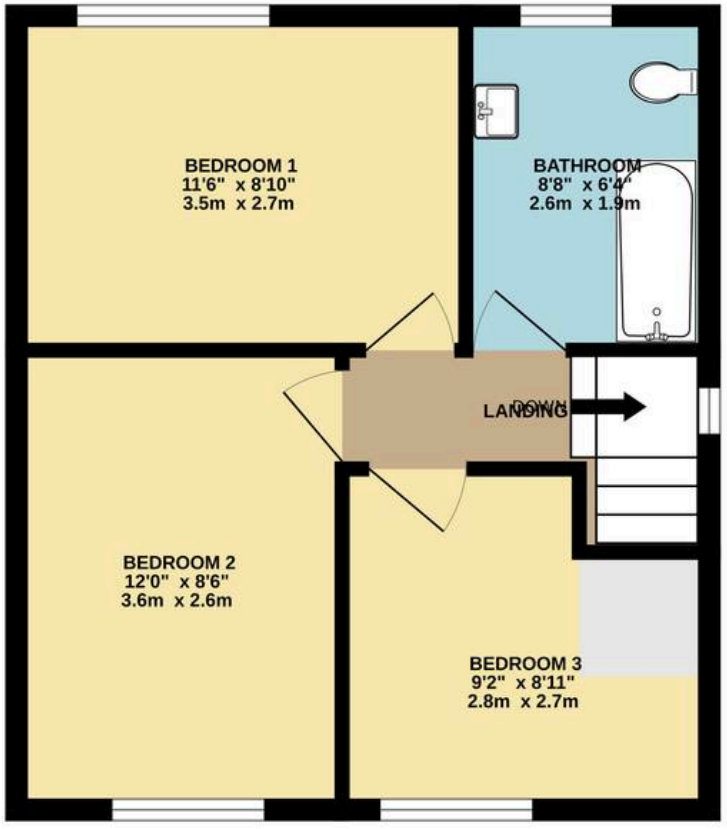
A newly installed brick paved driveway providing generous off-road parking, secure gated access into the rear garden and a double glazed UPVC front door opens into the entrance hallway

DIRECT MOVES

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.





29 SUSSEX ROAD DT40PL

TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECT MOVES



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