Instinct Guides You



Spring Road, Weymouth
£290,000

- No Onward Chain
- Substantial Duplex Apartment
- Allocated Parking
- External Store Room
- Historic Building Grade II Listed
- Set In the Heart Of Hope Square
- Some Far Reaching Views
- Close To Vibrant Harbourside
- Lift Access To All Floors
- Gated Entrance







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

Offered with no onward chain this generous duplex apartment offers three bedrooms, two bathrooms and a substantial kitchen/living area set just moments from Weymouth's vibrant harbour and town centre. The property benefits from a PARKING SPACE, FAR-REACHING VIEWS and an abundance of character.

The apartment is accessed into a spacious entrance area with stairs leading to the upper level. The main living accommodation is particularly impressive, with a large open-plan LOUNGE/DINER AND KITCHEN providing a generous space for both relaxing and entertaining. The windows frame an attractive view over the surrounding rooftops towards the distant hills. The exposed ceiling beams add considerable character. The kitchen area is fitted with a range of wall and base units and incorporates a useful breakfast bar.

Also on this level is the versitile second reception room, offering excellent flexibility as an additional sitting room, study or occasional fourth bedroom if required, subject to any necessary consents. A separate W.C completes this floor.

Stairs rise to the upper level where there are three bedrooms. Bedroom One is a generous double room with an adjoining en-suite, while Bedroom Two is another spacious room featuring exposed beams and enjoying some far-reaching views. Bedroom Three provides a further bedroom or versitile space.

The family bathroom is well proportioned and compirses a bath with shower over, hand basin and W.C set against white tiling and character beams.

Centrally located, the property is ideally positioned to enjoy many of Weymouth's picturesque destinations, all within easy reach. Just a short stroll away is the harbourside and vibrant Hope Square, home to its iconic brewery building and a fantastic choice of bistros, restaurants and traditional pubs. The beautiful Nothe Gardens provide open green space and scenic walks, while nearby Newton's Cove offers a quieter spot to enjoy the sea.





Kitchen/Living Space 25'4" x 15'3" (7.73 x 4.65)

Dining Room/Second Reception 11'1" max x 9'6" max (3.39 max x 2.90 max)

Bedroom One 15'8" max x 12'6" (4.79 max x 3.82)

En-suite 7'11" x 2'5" (2.43 x 0.76)

Bedroom Two 15'8" x 12'7" (4.80 x 3.85)

Bedroom Three 9'6" x 8'5" (2.92 x 2.57)

Bathroom 9'7" x 6'8" (2.94 x 2.04)



Lease & Maintenance Information

The vendor informs us that the property has a 1/10th share of the freehold and a remaining lease of 98 years, the service charge is £3,600pa, pets may be considered by prior consent in writing, however holiday lettings are forbidden.

We recommend details are verified by your solicitor before incurring any additional costs. The service charge may be subject to change during the length of the lease.





Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.