



Connells

The Esplanade
Weymouth

The Esplanade Weymouth DT4 8DH

for sale offers in excess of
£475,000



Property Description

'Albert House' boasts stunning views over Weymouth's iconic Georgian Esplanade. This impressive maisonette enjoys spacious accommodation arranged over four floors.

Entered via a private doorway from the Esplanade with stairs rising to the first floor which enjoys three double bedrooms, including bedroom one, an impressive suite featuring a dressing area, beautifully presented en-suite, and the views over Weymouth Bay. Also on this level is a bathroom featuring a bath with shower over, a useful utility room and bedrooms four, five and six.

On the second floor is a tremendous living space separated into two distinct areas with direct sea views. The living/dining room stretches the width of the property and affords ample space for furniture. Light floods the room from three front aspect windows which also overlook the bay ensuring the panoramic views are on full display. A step descends to a well appointed kitchen, boasting an excellent range of both wall and base units under work tops incorporating an integral hob, oven, fridge/freezer, and dishwasher. There is also a breakfast bar within the kitchen providing an additional dining space.

Stairs rise again to the third floor on which a further two double bedrooms are located along with a bathroom featuring a bath with shower over.

Entrance

Glazed door into: -

Porch

Door into: -

Hall

Carpeted. Stairs rise to first floor.

Landing

Carpeted. Skirt boarding. Two wall mounted radiators. Inset motion spot lighting. Brushed chrome light switches. Stairs to second floor. Doors leading into: -

Utility Room

9' 6" max x 7' 5" narrowing to 4' 2" (2.90m max x 2.26m narrowing to 1.27m)

Base units with worksurfaces over, inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Skirt boarding

Bedroom Five

11' 2" x 11' 9" (3.40m x 3.58m)

Carpeted. Skirt boarding. Wall mounted radiator. Power points. Television point. Feature skylight. Brushed chrome light switch. Thermostat

Bathroom

Modern fitted bathroom with panel enclosed bath with shower over, low level WC and vanity wash basin. Chrome wall mounted heater. Tiling. Extractor fan

Bedroom Four

12' max x 9' 5" narrowing to 8' 3" (3.66m max x 2.87m narrowing to 2.51m)

Carpeted. Skirt boarding. Wall mounted radiator. Power points. Television point. Feature skylight. Brushed chrome light switch. Thermostat

Bedroom One

24' mx x 13' 1" narrowing to 12' 1" (7.32m mx x 3.99m narrowing to 3.68m)

Two front aspect glazed sash windows which enjoys direct views over Weymouth Esplanade. Two wall mounted radiators.

En Suite

5' 7" x 12' 8" (1.70m x 3.86m)

Modern fitted suite comprising double shower, panelled bath, low level WC, and wash hand basin. Skirt boarding. Heated towel rail. Extractor fan

Bedroom Six

12' 8" max x 6' 8" (3.86m max x 2.03m)

Front aspect sash window which enjoys direct views over Weymouth Esplanade. Carpeted. Skirt boarding. Television point. Power point. Brushed chrome light switch

Second Floor Landing

Carpeted. Skirt boarding. Storage cupboard. Thermostat. Power points. Wall mounted radiator. Stairs to second floor. Door leading into: -

Porch

Carpeted. Glazed upvc door leading to

Roof Terrace

Enclosed space enjoying a westerly aspect.

Kitchen

13' 2" x 12' 2" (4.01m x 3.71m)

Fully fitted kitchen with a range of wall and base units with an inset stainless steel sink drainer unit. Induction four ring hob and electric oven with stainless steel cooker hood over. Integrated fridge freezer, and dishwasher. Inset spot lighting. Rear aspect double glazed window. Wooden style flooring. Skirt boarding. Power points. Wall mounted radiator. Steps leading up to:

Dining / Living Room

14' 9" x 20' 4" (4.50m x 6.20m)

Three front aspect glazed sash windows enjoying direct elevated views over Weymouth Esplanade. Carpeted. Inset spot lighting. Two wall mounted radiators. Power points. Television point. Brushed chrome light switches. Skirt boarding. Door to landing

Third Floor Landing

Carpeted. Power point. Rear aspect double glazed window. Skirt boarding. Loft access. Double storage cupboard. Doors leading into: -

Bedroom Three

12' 4" x 12' 5" (3.76m x 3.78m)

Rear aspect double glazed window. Carpeted. Skirt boarding. Double fitted wardrobe. Wall mounted radiator. Power point. Television point. Fitted storage cupboard.

Bedroom Two

14' 5" x 18' 5" (4.39m x 5.61m)

Two front aspect glazed sash window which enjoys direct views over Weymouth Esplanade. Carpeted. Skirt boarding. Power points. Brushed chrome light switch. Television point. Skirt boarding.

Bathroom

Front aspect glazed sash window. Modern fitted suite comprising panelled bath with shower attachment, wash hand basin, and low level WC. Tiling. Extractor fan. Chrome wall mounted heated towel rail. Skirt boarding.

Lease Length & Charges

The vendor informs there is a 999 year lease from 2025, service charge is TBC, building insurance TBC PA and ground rent is £TBC. (We recommend details are verified by your solicitor before incurring any additional costs).

Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
 WEYMOUTH DT4 8EN

EPC Rating:
 Exempt

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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