Instinct Guides You



Unique Property With Sea Views In Wyke Regis
£365,000

- Unique Penthouse Apartment
- Stunning Views Across The Fleet Lagoon
- Generous Living Space
- Character Features
- Stones Throw To Waterfront
- Close To Stunning Coastal Walks
- Share Of Freehold & Long Lease
- Close To Smallmouth Bay
- Allocated & Visitors Parking
- Bus Route Within Walking Distance







Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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

A UNIQUE, purpose-built PENTHOUSE APARTMENT arranged over TWO FLOORS, enjoying an enviable coastal position just a SHORT STROLL from the beautiful walks surrounding THE FLEET LAGOON and a STONE'S THROW from Wyke's iconic SMALLMOUTH BAY. Offering a generous, versitile accomodation, the property benefits from TWO BALCONIES, ALLOCATED PARKING, lift access and spectacularcoastal views.

Occupying the second and third floors, with both lift and stair access, the accommodation begins with an entrance hallway providing useful storage space. There are two double bedrooms, with the principal bedroom benefiting from fitted storage and an en-suite shower room. A modern family bathroom comprises a bath with shower over, WC and vanity unit.

The modern kitchen is fitted with a range of integrated appliances and a central island with breakfast bar, while a large south facing window beautifullly illuminates the space. The spacious main lounge offers ample room for furniture and features LED downlighting, with doors opening onto a SOUTH-FACING BALCONY enjoying wonderful views towards CHESIL BEACH.

A particularly attractive feature of the property is the staircase leading to the upper floor. Characterful in design, the surrounding windows allow natural light to filter through, creating a bright and welcoming transition between the two levels. The upper floor opens into an impressive, open-plan STUDIO-STYLE LIVING SPACE, currently utilised as a lounge and dining area. With dual-aspect windows, the room takes full advantage of the property's elevated position, offering an abundance of natural light and some truly spectacular views.

A further set of doors opens onto the second balccony, which provides ample space for a table and chairs and offers a beautiful far reaching coastal vista.

The fleet lagoon and its abundance of walks is just a stones throw away from the apartment which is also offers conveiniant access to Smallmouth Cove, amenites and the Rodwell Trail.

Living Room 15'8" x 14'2" (4.8 x 4.34)

Kitchen 11'6" x 11'5" (3.51 x 3.48)

Bedroom One 12'7" x 10'9" (3.84 x 3.30)

Bedroom Two 10'9" x 9'4" (3.30 x 2.87)

Lounge/Dining Room 34'1" x 18'4" (10.39 x 5.61)

Lease & Maintenance Information

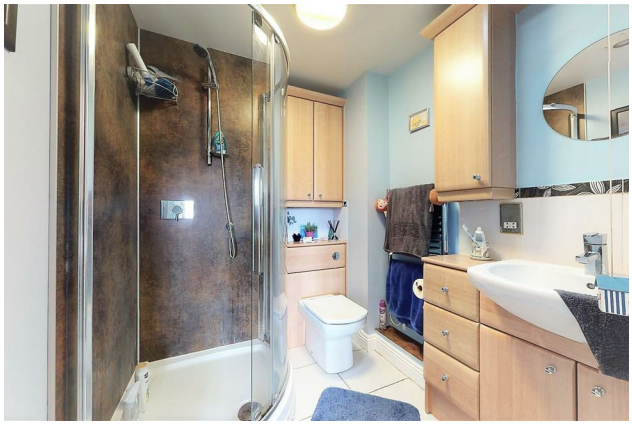
The vendor advises that the property is held on a 987-year lease and benefits a share oof the freehold. the ground rent is currently £100pa, with a service charge of approximately £1,390.90 payable twice yearly. Both charges are subject to annual review.

Pets may be permitted subject to prior request and approval. Holiday letting is not permitted.

We recommend that prospective purchasers instruct their solicitor to verify the lease terms, charges and associated restrictions at an early stage and before incurring any significant costs.

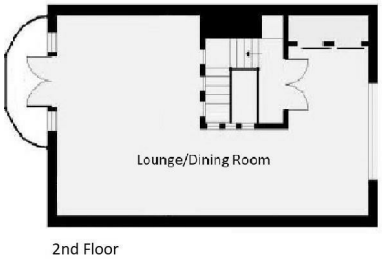


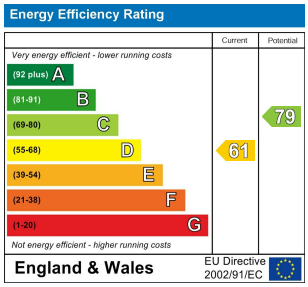


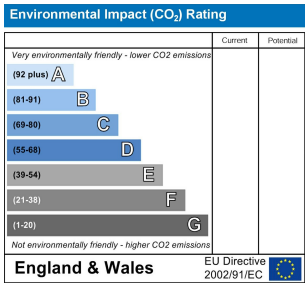












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks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