



Instinct Guides You



## Brunswick Terrace, Weymouth Offers In Excess Of £260,000

- Beautiful Seafront Position
- Owners Accommodation & Small Outside Space
- Dining Room With Sea Views
- Five Letting Rooms Some With Sea Views
- Five En-suites
- Stones Throw To Weymouths Beautiful Beach
- Level Stroll To Town Center & Range Of Amenities
- Close To Train Station



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.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



Wilson Tominey are delighted to offer this well presented Guesthouse just a stones throw from Weymouths beautiful sandy beach. Lyndale Guest House sits along Brunswick terrace, a charming row of properties that make up part of Weymouths Georgian seafront.

The ground floor comprises of a well appointed dinign room with a feature bay window that perfectly frames the seaview beyond. The living room is cosy and offers a perfect space to relax and unwind. The owners accomadation comprises a kitchen, double bedroom, shower room and utility space offring both practical living and comfort.

Rising to the first floor there are three letting rooms, two of which have en-suites and bedroom two enjoys beautiful sea views.

Stairs rise again to bedroom five and six again booth enjoying ens-uities. The top floor houses bedroom seven which is currently used for owners accommodation.

Located just seconds away from the BEACH and a leisurely walk into town, this guest house is ideally situated close to amenities and TRANSPORT LINKS. Its prime location makes it a desirable destination for visitors, potentially ensuring a steady stream of guests for those looking to continue its successful business legacy.

The vendor informs us the property is leasehold with a 60 year internal repairing lease, the service charge is £12,750pa, we recomed these details are checked by a solicitor before incurring costs.



**Brunswick Terrace, Weymouth, DT4**

Approximate Area = 1937 sq ft / 179.9 sq m  
 Limited Use Area(s) = 66 sq ft / 6.1 sq m  
 Total = 2003 sq ft / 186 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © ritchcom 2026. Produced for Wilson Tominey Ltd. REF: 1432913



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.