

Flat 3 Rosslyn Court

Kirtleton Avenue | Melcombe Regis | Weymouth | DT4 7PS

£165,000

BEAUMONT JONES

Flat 3 Rosslyn Court

Kirtleton Avenue | Melcombe Regis
Weymouth | DT4 7PS
£165,000

Conveniently located just moments from Weymouth Beach is this spacious two bedroom ground floor apartment with modern fitted kitchen and contemporary bathroom. The home retains off road parking for one car with well-maintained communal grounds to the rear of the block also. Bus Routes via Dorchester Road can be found at a short stroll with abundance of nearby amenities nearby, too.

- Ground Floor Apartment
- Off Road Parking
- Modern Fitted Kitchen
- Conveniently Located near Weymouth Beach
- Two Double Bedrooms
- Patio Doors to Communal Gardens
- Spacious Living Area
- Bus Routes and Amenities Nearby

Full Description

Rosslyn Court sits on Kirtleton Avenue, with a parking area on approach housing this flat's parking space. The entrance to this apartment is tucked right away in the corner, ensuring privacy and seclusion.

Inside, you are immediately greeted by a spacious lounge/diner. With excellent proportions, there is ample floor space for both living and dining room furnishings and convenient access to the kitchen. The kitchen itself is fitted with modern units to allow both base and eye level storage with oven opposite the sink and a window to the side; An opening bends round to provide an extremely useful, large storage cupboard.

Both bedrooms sit to the rear of the flat with Bedroom Two off







A spacious two double bedroom apartment, conveniently located just moments from Weymouth Beach.











the kitchen. Bedroom Two is a small double room with potential for additional furnishings if necessary and large sliding patio doors to the communal gardens to enhance light and provide ease of access on those warmer days.

Bedroom One is adjacent, accessed via the lounge. Bedroom One is a vast double, conveniently featuring two built-in wardrobes by the door and an abundance of floor space for a double bed and any other furniture, if necessary.

Completing the accommodation is a contemporary bathroom, located just off the lounge with a small hallway between. The suite enjoys a toilet, basin and p-shaped bath with window to the side. Alongside this, a useful cupboard space sits just behind the door.

Although the communal gardens can be accessed directly from the flat, there is also a communal side gate to the right of the block accessing the well-maintained gardens. The garden itself enjoys a westerly aspect for afternoon sunshine and is mainly laid to lawn with a patio to one side for outside furniture.

Kirtleton Avenue is just moments from Weymouth Beach with quick walking routes to town for utilising all of the encompassed amenities in the centre. Bus Routes are just a stroll away, too, with the Dorchester Road route going all the way to Dorchester, too.

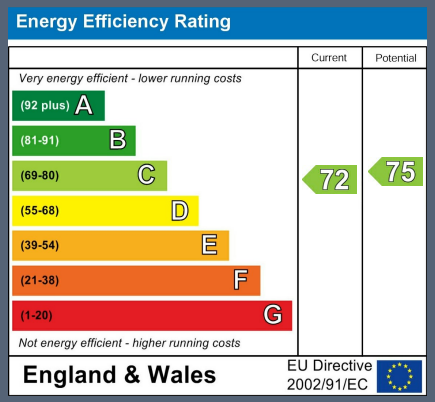
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A.

Services: - Gas central heating. Mains electric & drainage.

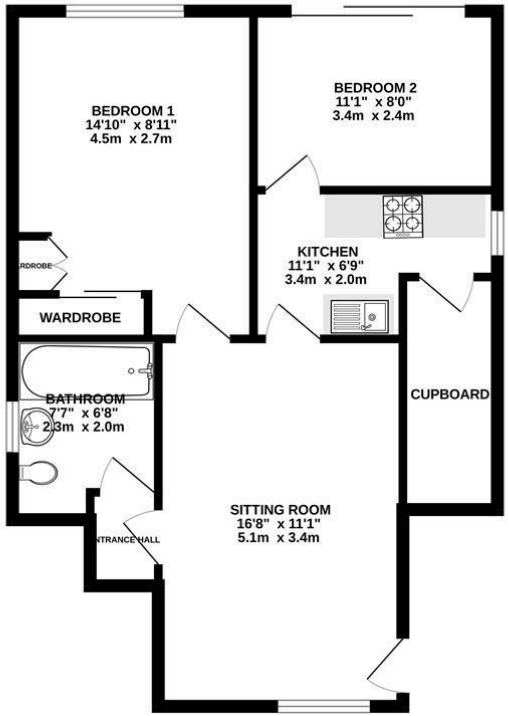
Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.





GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



3 ROSSLYN COURT

TOTAL FLOOR AREA : 611 sq.ft. (56.8 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.
Made with Metropix ©2026

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

We value more than your property