



75 Sussex Road  
Weymouth, DT4 0PN

**Asking Price £265,000 Freehold**

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## 75 Sussex Road Weymouth, DT4 0PN

A very spacious three double bedroom semi detached house located in this popular residential position at Westham. The property does require general updating ideal for someone to model and equip to their own requirements. The property has two reception rooms, a kitchen and ground floor cloakroom, two UPVC conservatories, gas central heating, three double bedrooms and a bathroom to the first floor, off road parking, and front and rear gardens, being sold vacant with no forward chain.

### ENTRANCE HALL

Meter Box, panel radiator, stairs and storage cupboard.

### LIVING ROOM

13'1" x 10'2" (4m x 3.10m)

Bay window to front, panel radiator, gas fire, and opening to:

### DINING ROOM

14'5" x 10'9" (4.40m x 3.30m)

Door and window to rear, gas fire, and panel radiator.

### CONSERVATORY

10'2" x 6'6" (3.10m x 2m)

Triple aspect and door to garden.

### KITCHEN

10'9" x 10'5" (3.30m x 3.20m)

Windows to rear, and side door to conservatory, range of storage cupboards, stainless steel sink, electric cooker point, plumbing for washing machine, space for fridge freezer, and wall mounted 'Worcester' boiler.

### CONSERVATORY TWO

9'6" x 7'2" (2.90m x 2.20m)

Triple aspect, doors to front and rear.

### CLOAKROOM

Window to side, low level WC and wash hand basin.

### FIRST FLOOR LANDING

Window to side and loft hatch.

### BEDROOM ONE

11'1" x 10'9" (3.40m x 3.30m)

Window to rear, and panel radiator.

### BEDROOM TWO

10'9" x 10'5" (3.30m x 3.20m)

Window to front and cast iron fireplace.

### BEDROOM THREE

14'1" x 9'2" (4.30m x 2.80m)

Window to rear, and storage cupboards.





**BATHROOM**

Window to front, panel bath, walk in glazed shower unit, low level WC, wash hand basin, and panel radiator.

**OUTSIDE**

The property is situated on a corner plot with front and rear garden areas mainly laid to gravel and paved areas, there is off road parking which could be extended for further vehicles and a storage shed.

**COUNCIL TAX**

Band B

**OTHER INFORMATION**

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard 7 mbps

Superfast 47 mbps

Ultrafast 1800 mbps

Any Flood Risk?

Rivers & Seas Very Low

Surface Water Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

**LEAGAL DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

