

## Instinct Guides You



## Westerhall Road, Weymouth £200,000

- Greenhill
- South/Westerly Balcony
- No Onward Chain
- Off Road Parking

- Short Stroll To Beaches
- Close to Local Amenities
- On A Bus Route
- Level Walk To Town Centre









Just moments from Greenhill Beach and a level stroll to the town centre, this well presented first-floor apartment offers spacious coastal living with two bedrooms, a sunny southwesterly balcony, and the added bonus of allocated parking.

Accessed via a private entrance, stairs lead up to a welcoming hallway. From here, the apartment flows into a generously sized lounge/diner—ideal for both relaxing and entertaining. Large patio doors open onto a private balcony enjoying a sunny south-westerly aspect, perfect for morning coffee or evening sunsets.

The modern fitted kitchen is accessed via double doors from the dining area and features a stylish range of wall and base units, a built-in oven, sink, and space for additional appliances —offering both functionality and flair.

Both bedrooms are well-proportioned, with either built-in wardrobes or ample space for freestanding furniture. The bathroom is smartly appointed with a panelled bath and shower over, semi-recessed WC, wash hand basin, and practical built-in storage.

Whether you're seeking a main residence, coastal retreat, or holiday home, this apartment delivers an enviable lifestyle in a popular location near the sea.

## **Room Dimensions**

Lounge/Diner 20'8" x 10'8" (6.31m x 3.27m)

Kitchen 9'6" max x 8'11" (2.92m max x 2.73)

Bedroom One 11'8" + door recess x 10'11" (3.56m + door recess x 3.33m)

Bedroom Two 11'3" x 7'9" max (3.44m x 2.38m max)

## Lease & Maintenance Information

The vendor informs us that there is a 999 year lease with a 1/12th share of freehold, service charge is £750 p.a, no pets or holiday letting is permitted.

These details should be checked by your solicitor for accuracy before any costs have been incurred.

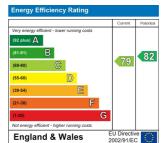


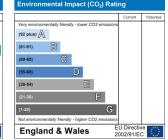












Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks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