



Melcombe Court | 2 Melcombe Avenue | Greenhill | DT4 7TH

Offers Over £210,000

BEAUMONT  JONES

Melcombe Court | 2 Melcombe Avenue Greenhill | DT4 7TH

We are delighted to offer a well presented two bedroom ground floor apartment within Melcombe Court, in Greenhill just moments away from Greenhill beach and gardens. The property is bright and airy throughout and offers a great sized lounge/diner opening into a kitchen, two bedrooms, master with En-Suite, family bathroom and allocated parking. This property would make the perfect downsize/first time purchase and must be viewed to be appreciated.

- Within Walking Distance Of Greenhill Beach
- Two Bedrooms and Master with En-Suite
- Large Sitting/Dining Room
- Allocated Parking with Further Visitors Spaces
- Offered with No Forward Chain
- Perfect Downsize/ First Time Purchase

Full Description

Melcombe Court is a purpose built block located in Melcombe Avenue, Greenhill just moments away from Greenhill beach and gardens. Entrance into the block is via either a secure rear or front aspect doors leading into a well-presented communal hallway with lift and stairs rising to all floors. Apartment 3 is located on the ground floor with a wooden fire door leading into a generous sized hallway offering a built in storage cupboard, wall mounted telephone entry system, wall mounted radiator and doors lead to all principle rooms. The lounge/diner offers an abundance of living space with front aspect sash style windows allowing an



Great size throughout with beautiful sash windows and high ceilings.

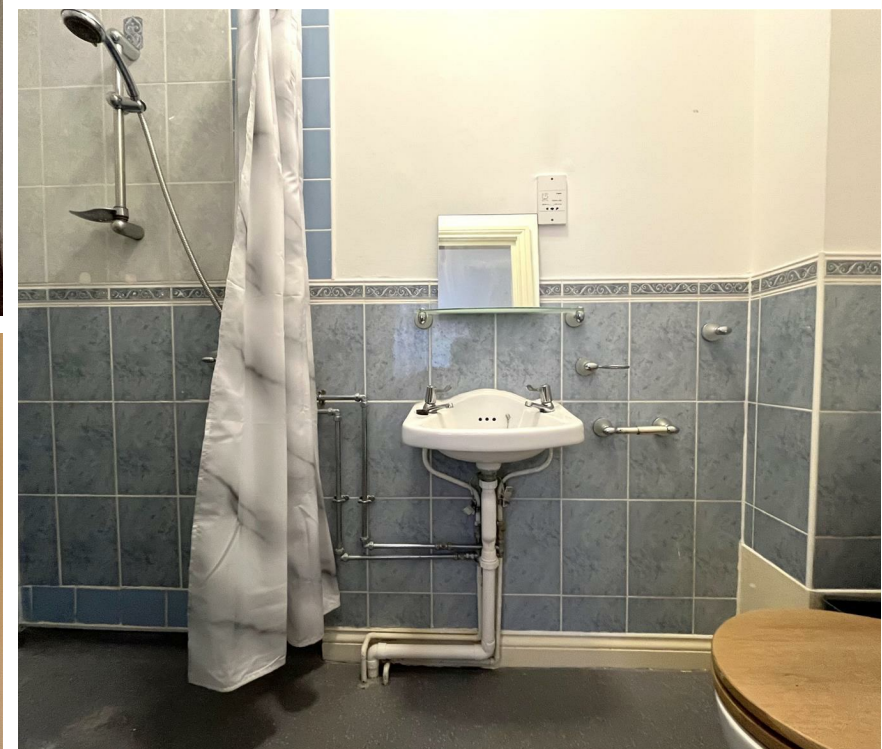


plenty of light into this room, in addition there is a wall mounted radiator, wall mounted light fittings and double wooden doors opening into the kitchen. The kitchen offers a front aspect sash style window and a range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor fan over, space and plumbing for a washing machine, dishwasher/tumble dryer and further space for a fridge freezer.

Reverting back to the hallway the master bedroom is a generous size with ample space for bedroom furniture, rear aspect window over looking greenery, wall mounted radiator and a door opening into the En-Suite. The En-Suite is mostly tiled around, wet room style walk in shower with wall mounted mixer shower over head, low level WC, wash hand basin and an extractor fan. Bedroom two is a good sized single offering a rear aspect window overlooking the greenery and a wall mounted radiator. The main bathroom has mostly tiled walls and tiled flooring. The suite comprises a panel enclosed bath with shower attachment, wash hand basin with pedestal, low level WC and an extractor fan.

Outside this attractive development sits just off Greenhill beach front and is set in well-kept communal grounds. There is one allocated off-road parking space with further visitors spaces.

Located in the highly desirable area of Greenhill, this apartment is perfectly positioned for convenient access to Weymouth's main beach and only a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove way with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the Southwest Coastal path to enjoy scenic



walks along the Jurassic coast.

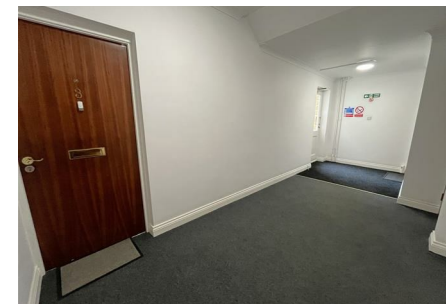
Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band C. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - 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.



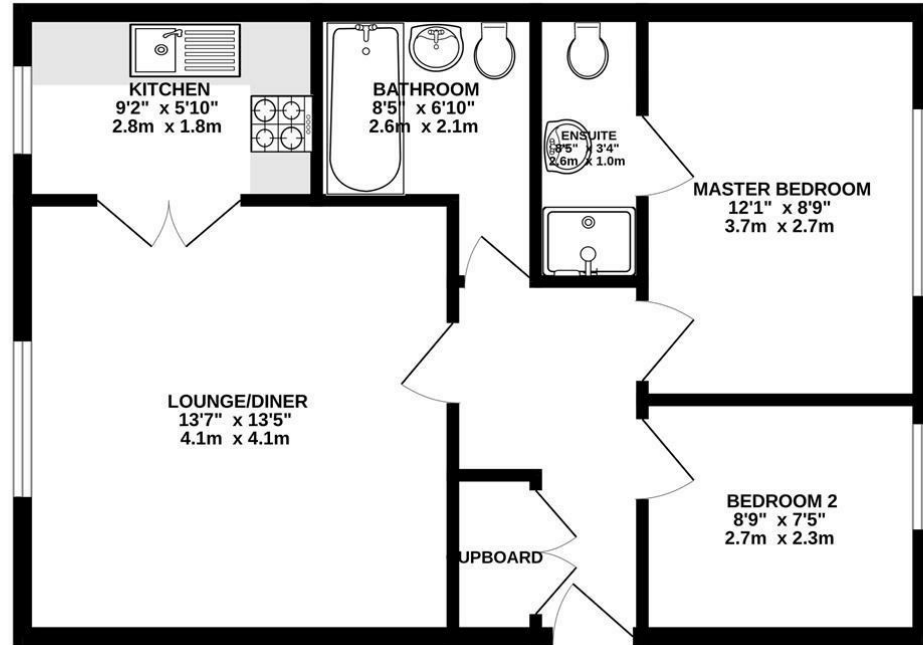
Purpose built block with easy on the level access and allocated off road parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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.
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