



Aldabrand Close | Chickerell | Weymouth | DT3 4LW

**£175,000**

BEAUMONT  JONES

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Weymouth | DT3 4LW  
£175,000**

A unique freehold home with off road parking and garden. The property features open plan living space and double bedroom, set across two floors in the heart of Chickerell, Weymouth. Bus Routes and Amenities are just a stroll away creating a perfect first time buy or low-cost investment.

- Off Road Parking
- Unique Property
- Ideal First Time Buy or Investment
- Amenities and Bus Routes Nearby
- Private Garden
- Open Plan Living
- Freehold
- Set Over Two Floors

**Full Description**

Tucked into the corner of Aldabrand Close is this unique one bedroom freehold property. Set across two floors of accommodation, the home boasts an open plan living space as well as double bedroom and downstairs bathroom. Further, the home retains a private rear garden and parking to the front for at least two cars.

A unique set-up, the home covers an alleyway with the door underneath. Parking fronts the home for at least two cars but could be converted to additional garden space if relevant.



Set Across Two Floors with Open Plan Living and One Double Bedroom - Freehold Home with Truly Unique Set Up



Inside, the ground floor occupies the bathroom and initial hallway. The bathroom retains a bath, toilet and basin with sleek grey tiling across the walls for a contemporary feel. The ground floor is completed by an under-stairs storage cupboard with stairs rising to the remainder of the accommodation.

The open plan living space is a key feature of the home. Exemplary proportions allow for an array of furnishings with dual aspect windows flooding the space with light. The kitchen runs across one wall, subtly divided by a short stud wall and featuring ample space for preparation and appliances; All units are finished in a stylish wood effect with storage at both base and eye level. Ample room for dining space can be found within the open plan living area, too.

Completing the accommodation is a very reasonable double bedroom, accessed via a door off the lounge. The room benefits sizable floor space with room for a double bed and further furniture alongside an integral storage cupboard within the room, already. Space over the staircase allows for a recess, naturally lending itself to a desk or additional storage.

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

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.

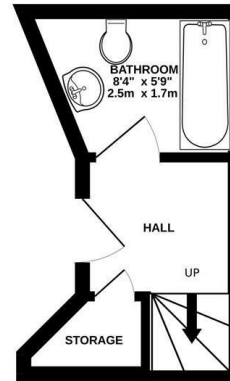
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AGENTS NOTE: The lane below the majority of first floor accommodation is not owned by the property itself and so is considered a 'flying freehold'. We understand it is subsequently maintained by the local council with a public right of way through the space. We recommend anyone looking to purchase with a mortgage consults their financial advisor for details as to whether this affects their ability to obtain a mortgage on this property.

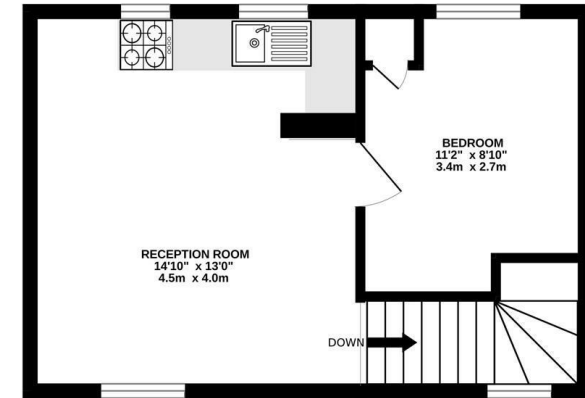


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

GROUND FLOOR  
96 sq.ft. (8.9 sq.m.) approx.



1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 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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*We value more than your property*