

DIRECT



MOVES



27 Westhill Road **, Weymouth DT4 9NB**

- Outstanding Sea Views!
- Dual aspect living room with SEA VIEWS
- First floor with step access providing excellent outlook
 - Modern presented bathroom
 - Well maintained communal areas
- Two bedroom first floor apartment
- Own Generously Proportioned Garage
- Nearby coastal & countryside walks
- Nearby to Pirates Cove and South West coastal path
- Light filled throughout

Offers Over £180,000 Leasehold





Front of property

To the front of the property, a well maintained communal lawn overlooks Chesil Beach and the sea. Vehicular and pedestrian access to the left leads to the side communal entrance door, which opens into the communal hallway. External stairs lead up to the flat entrance.

Entrance

A carpeted entrance hall featuring power points, ceiling lighting, and access to a useful storage cupboard. Leads through to the main accommodation.

Bathroom

5'10" x 5'2"

A fully tiled, modern bathroom comprising a low-level WC, heated towel rail, hand wash basin with stainless-steel taps, and a wall-to-wall bathtub fitted with a stainless mixer tap, rainfall showerhead, and handheld attachment.

Bedroom Two

7'10" x 7'2"

A rear-aspect bedroom with a double-glazed window, power points, and ceiling lighting.



Bedroom One

11'1" x 8'10"

A spacious side-aspect double bedroom offering sea views to the right, a double-glazed window, space for free-standing wardrobes, power points, and ceiling lighting.

Living room

18'0" x 13'9"

A bright and airy dual-aspect living room enjoying impressive sea views through well-appointed double-glazed windows. Features an electric heater, power points, ceiling lighting, and a door leading to the kitchen.

Kitchen

10'5" x 6'2"

A front-aspect, partially tiled kitchen offering sea views and fitted with a range of eye-level and base units, an integrated electric oven and hob, and a stainless-steel sink with drainer and mixer tap. Includes space for white goods and houses a newly fitted pressurised hot water system in secure cabinetry.

Garage

A generously sized garage positioned to the side of the property, offering excellent storage space and large enough to accommodate a car. Presents potential for direct power installation and additional unit storage.

Communal Areas

The property benefits from a pleasant communal lawn to the front, offering direct sea and beach views. To the rear, there is a communal hanging/drying area.

Lease and fees

The vendor informs us of the following. The lease is approximately 150 years remaining. Annual service charge of £1325 per annum, which includes building insurance, window cleaning, gardening and landscaping. The management company is Temple Hill.

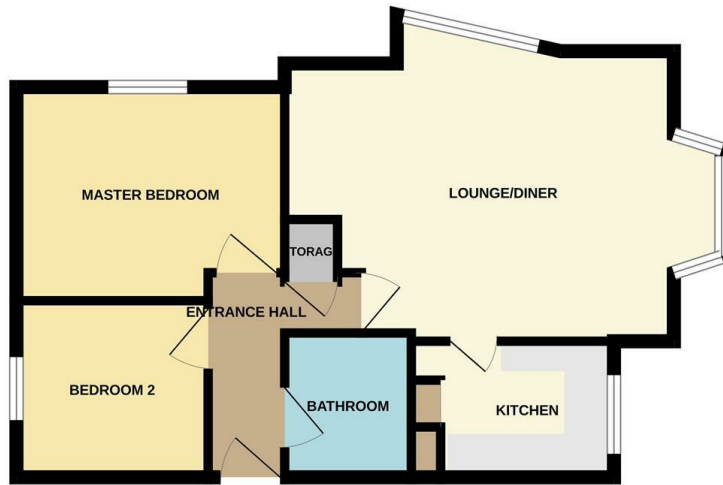
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Local Authority
Council Tax Band **B**
EPC Rating

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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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