



Instinct Guides You



Brunswick Terrace, Weymouth Offers In Excess Of £260,000

- Beautiful Seafront Position
- Owners Accommodation & Small Outside Space
- Dining Room With Sea Views
- Five Letting Rooms Some With Sea Views
- Five En-suites
- Stones Throw To Weymouths Beautiful Beach
- Level Stroll To Town Center & Range Of Amenities
- Close To Train Station



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this well presented Guesthouse just a stones throw from Weymouths beautiful sandy beach. Lyndale Guest House sits along Brunswick terrace, a charming row of properties that make up part of Weymouths Georgian seafront.

The ground floor comprises of a well appointed dinign room with a feature bay window that perfectly frames the seaview beyond. The living room is cosy and offers a perfect space to relax and unwind. The owners accomadation comprises a kitchen, double bedroom, shower room and utility space offring both practical living and comfort.

Rising to the first floor there are three letting rooms, two of which have en-suites and bedroom two enjoys beautiful sea views.

Sttairs rise again to bedroom five and six again booth enjoying ens-uities. The top floor houses bedroom seven which is currently used for owners accommodation.

Located just seconds away from the BEACH and a leisurely walk into town, this guest house is ideally situated close to amenities and TRANSPORT LINKS. Its prime location makes it a desirable destination for visitors, potentially ensuring a steady stream of guests for those looking to continue its successful business legacy.

The vendor informs us the property is leasehold with a 60 year internal repairing lease, the service charge is £12,750pa, we recomend these details are checked by a solicitor before incurring costs.



Brunswick Terrace, Weymouth, DT4

Approximate Area = 1937 sq ft / 179.9 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Total = 2003 sq ft / 186 sq m

For identification only - Not to scale

Denotes restricted head height



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.