

Sunnyside Road | Wyke Regis | Weymouth | DT4 9BJ

BEAUMONT JONES

Offers Over £425,000

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This substantial four/five double bedroom home enjoys panoramic sea views and off-road parking for two cars in the convenient location of Wyke Regis. Extended thoughtfully, the property is set over three floors with excellent proportioned rooms throughout and a beautiful low maintenance rear garden. Additionally, there are two contemporary bathrooms with a separate WC, a sun room adjoining a workshop with power and modern fitted kitchen. We offer the home with no onward chain.

- Four/Five Double Bedrooms
- No Onward Chain
- Extended and Spacious Throughout
- Off Road Parking for Two Cars
- Two Reception Rooms
- Immaculate Generous Rear Garden
- Stunning Panoramic Sea Views
- Two Bathrooms with Additional WC
- Additional Sun Room adjoining Workshop with Power
- Wyke Regis

Full Description

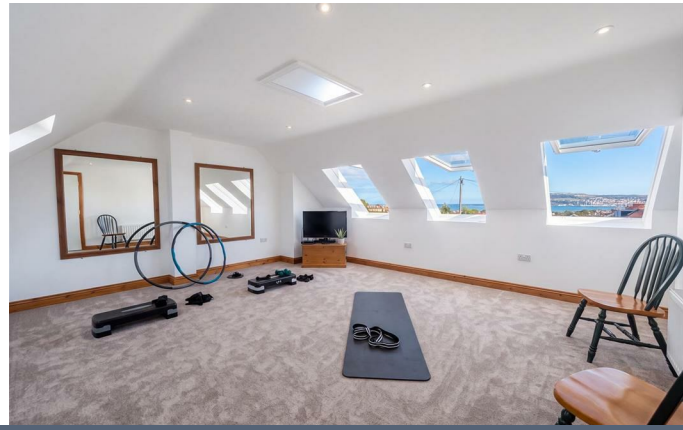
The home is tucked to the end of Sunnyside Road with two parking spaces to the front and a side path to the rear garden.

Inside, a hall leads to all rooms with a WC to the first left consisting of toilet, basin and window adjacent to the spacious cloakroom cupboard.

Opposite, the generous lounge utilises a southerly aspect window to amplify natural light. Ample floor space allows for an array of living room furnishings with double doors seamlessly blending into the dining area, opening the space for social occasions. The dining room offers sliding patio doors to the rear







Stunning panoramic sea views with extended accommodation including Four/Five Bedrooms, Two Bathrooms with Separate WC, Two Reception Rooms and Beautiful Low-Maintenance Rear Garden.











to create a versatile, yet functional, living area for seasonal flexibility.

Completing the ground floor accommodation is a beautifully appointed kitchen with base and eye level units to two sides and rear door to the garden. The cabinetry is finished with modern shaker style doors with a plethora of storage and preparation space throughout the room. A double oven sits to the right with 5 ring hob and hood. The sink overlooks the garden to the rear. The room is completed by a useful under-stairs storage cupboard with power, perfect for additional fridge/freezer, or other appliances

On the first floor, the landing opens onto all rooms with every bedroom being a double. To the rear of the home is Bedrooms Two and Four - both ample doubles with space for further furnishings and overlooking the garden. Continuing from left to right, the next door opens into the well-appointed bathroom, finished with sleek neutral tiles and enjoying a side window. The room consists of bath, toilet and basin with an alcove from the room hosting the airing cupboard which is accessed via the landing.

Bedroom One sits to the front of the property with sea views and excellent proportions for a double bed and more. A door leads to the en-suite shower room with contemporary tiling alongside the shower, toilet. basin and storage cupboard. A side window completes the room for ventilation. Finalising the first floor is Bedroom Three, also a comfortable double with views towards Portland and the sea.

Rising to the top floor, the owner has implemented a vast room with versatility at its' core. Dual Aspect windows amplify light with the front side enjoying sensational panoramic views of the sea aspect, east to west via three large Velux windows. The room itself could be an enviable main bedroom or additional living space with captivating views and exemplary floor space. The possibilities are abundant given the size and position of the room.

Externally, steps rise from the initial patio onto the bulk of the











garden with raised beds rising adjacent. The garden has been leveled on top with patio slabs surrounding an artificial lawn area to offer a low-maintenance, yet attractive, space which utilises the garden's elevation for all-day sunlight. Attractively finished, the garden offers an ideal social or relaxation space with a sense of privacy in all areas. To the back of the garden is the workshop and garden room. The garden room uses double doors to create a flexible outdoor space whilst enjoying everything the garden has to offer; An ideal space for those looking for a bar or external office. Adjoining the garden room is a large workshop with power and abundant storage, currently hosting the tumble drier as an example of its versatility.

The property is located in the ever-popular location of Wyke Regis. With abundant amenities from shops, pharmacies, take-aways, doctors/dentists to parks and more, the area is renowned for its convenience whilst being so close to the coast. Schools are just moments away, also for those seeking a true family home with longevity for years to come.

Rating Authority Dorset (Weymouth & Portland) Council.
Council Tax Band D.

Services: Mains electric, gas & drainage.

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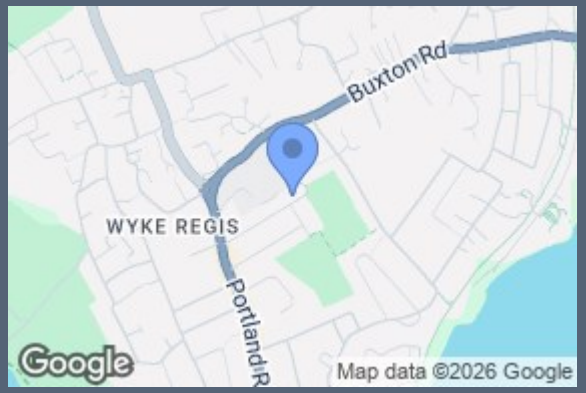


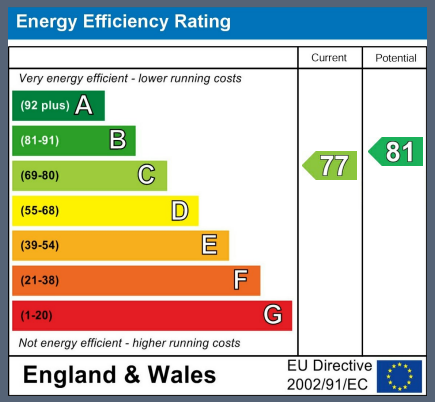
The home presents with exceptional versatility as a true family home in a convenient location. There is off-road parking for two cars, a range of nearby schools, amenities and parks. We present the home with no onward chain.

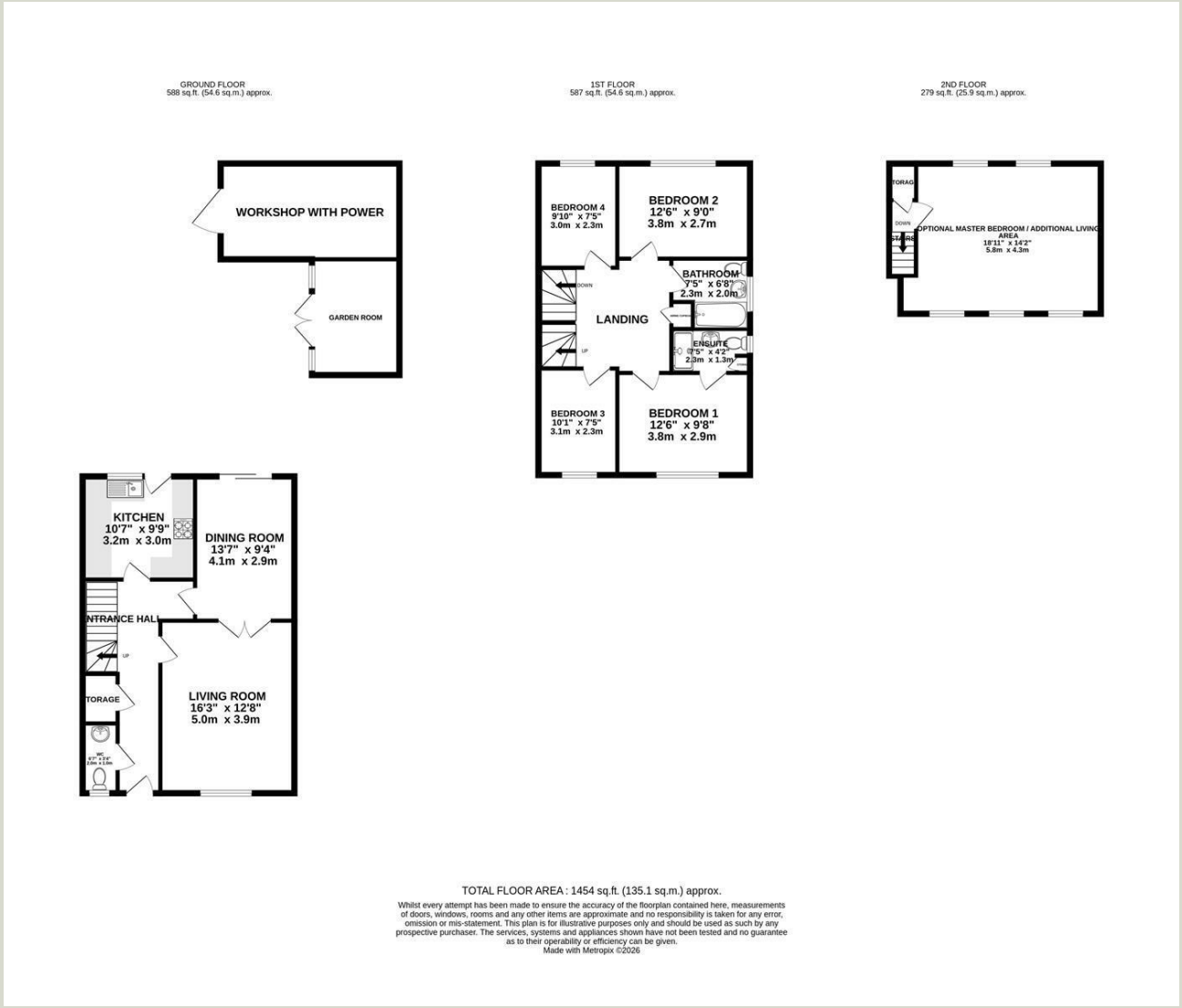












33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk

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