



Flat 1, 30 New Street, Weymouth – DT4 8DB

In Excess of £298,000



Flat 1

30 New Street, Weymouth

Exceptional three-bed, two-bath flat with open plan living, balcony, sea views, modern kitchen, stylish bathrooms, and terrace. Steps from the beach and local attractions. Coastal charm throughout.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning sea views
- Beachfront location (direct access to sandy shores)
- Private balcony and outdoor terrace
- Open plan living area
- Modern kitchen with island and integrated appliances
- Contemporary bathrooms with walk-in showers
- Exposed brick fireplaces
- Abundant natural light throughout
- Elegant wooden flooring
- Built-in storage in bedrooms





Front – Hallway

Entrance via New Street, with staircase to first floor apartment, cupboard housing electric meters, storage cupboard, automatic lighting, door to;

Living room

Stunning room, with large sash windows , fitted shutters providing breathtaking views to seafront, exposed brick feature fireplace, with slate hearth, wood flooring, three Bionaire electric heaters, coving, double doors to;

Balcony

Full width balcony providing outstanding and uninterrupted sea and beach views over Jurassic Coastline and Weymouth Bay, plenty of space for seating, dining, feature tiling and wood details.

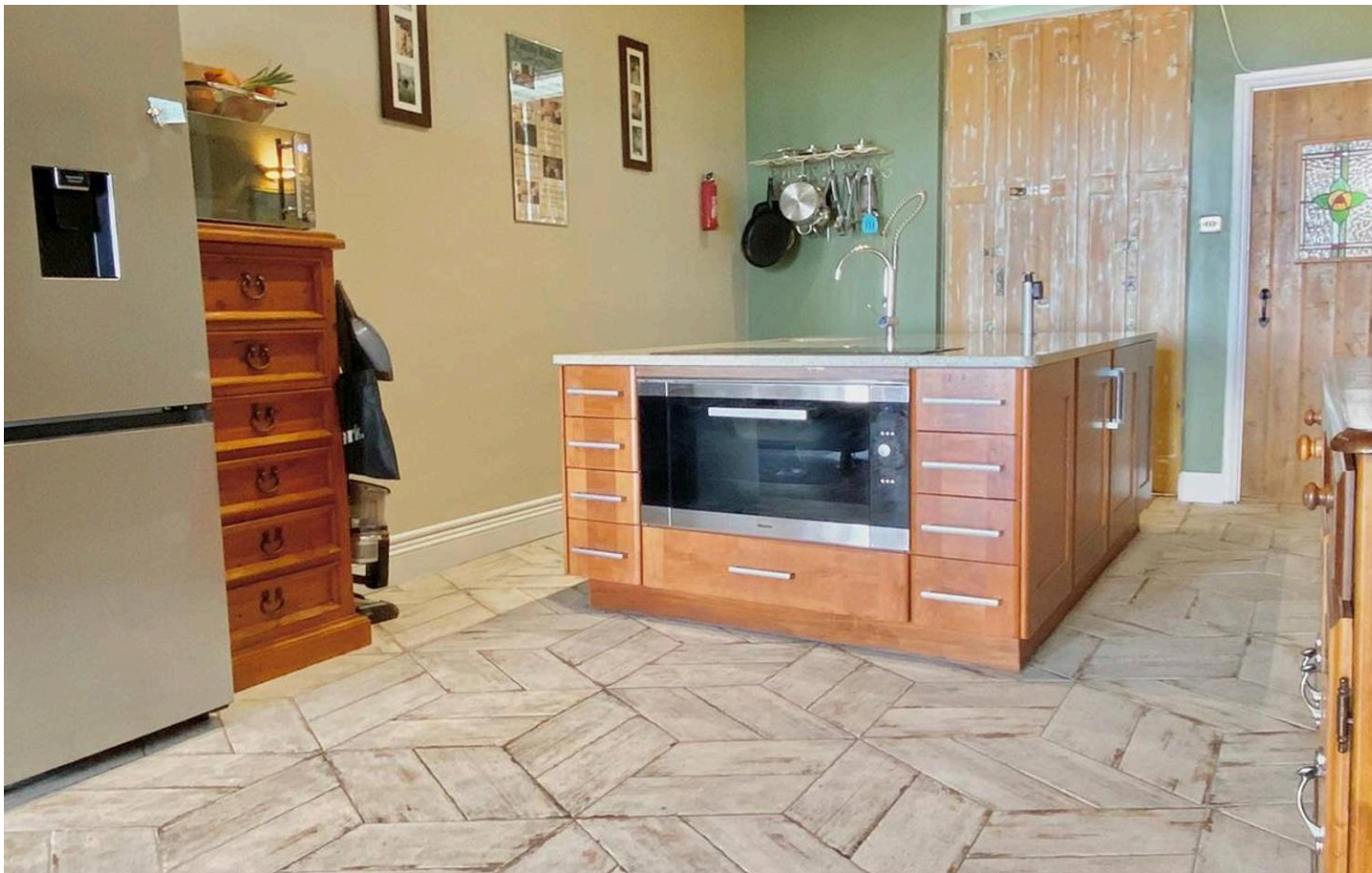
Kitchen

Open plan from lounge, with direct sea views. Impressive large island luxury kitchen made of solid walnut with granite work surfaces and incorporating Miele 4 ring induction hob, Miele oven and dishwasher, under counter Miele fridge, two spice racks, storage areas, sink with two taps, pop up plug sockets, Bionaire heater, tiled flooring, French floor to ceiling doors to;

Bedroom 3

Pine ceiling rafters, two large windows, wood flooring, leading to dressing area, providing a large area for storage.





Inner Hall

Feature wood stable door, leading to large wide hallway, wood flooring, column gas radiator, spotlights

Bathroom

Fully tiled suite comprising panel enclosed bath, mixer tap, rain shower,

Bedroom 2

Double room with skylight feature window, fitted Hilary's blind covering, deep fitted cupboards with ample hanging and drying space, spotlights, wood flooring

Bedroom 1

Rear aspect room, triple glazed window, column radiator, wood shutters, fitted cupboards providing ample storage, wood flooring, dimmer switch, spotlights, door to; Walk in laundry area with Glowworm wall mounted gas central heating boiler, space and plumbing for automatic washing machine, ample storage shelving. Door to;

En-suite

Mainly tiled with suite comprising low level WC, wash hand basin with mixer tap, fully enclosed shower unit with rain shower and mixer tap, triple glazed window, tiled flooring



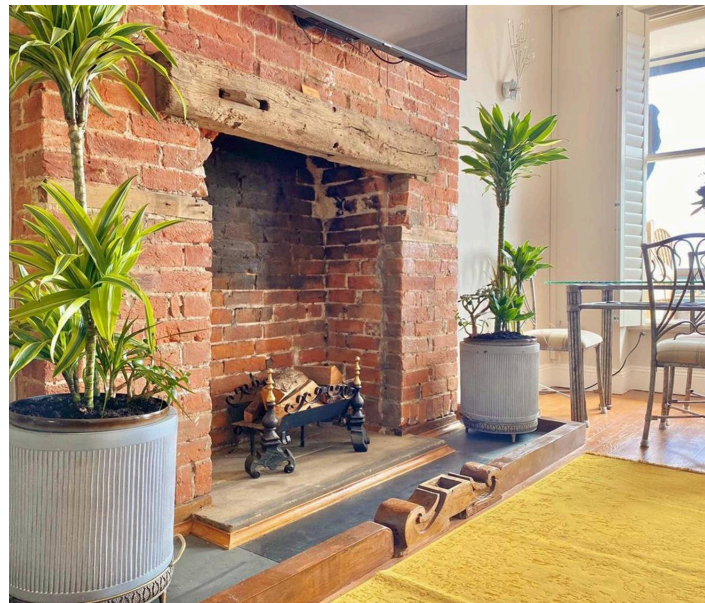


ROOF TERRACE

Accessed from communal staircase, to roof terrace providing a lovely sunny area with space for plants, sunbathing, and drying clothes.

BALCONY

Full width balcony providing outstanding and uninterrupted sea and beach views over Jurassic Coastline and Weymouth Bay, plenty of space for seating, dining, feature tiling and wood details.



GROUND FLOOR



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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