



Spring Road | | Weymouth | DT4 8XG

Asking Price £360,000

BEAUMONT  JONES

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A stunning two double bedroom apartment located within a short walk of Weymouth Harbour, set within a uniquely converted historic building full of charm and character. Both bedrooms benefit from en-suite facilities, while the exceptionally large living accommodation provides an ideal space for relaxing and entertaining. Further features include allocated parking, additional storage and a prime location, combining period character with modern convenience.

- Two Double Bedrooms
- En-suite To Both Bedrooms
- Allocated Covered Car Parking Space
- Additional Storage Room
- Short Walk To Harbourside and Beaches
- No Onward Chain
- Extremely Generous Living Accommodation
- Fourth Floor with Lift Access
- Close To Local Amenities
- Sought After Location

Full Description
Accommodation

Entrance to this unique development is via the communal front door. There is a security intercom giving access to the well maintained hallways. This apartment is located on the fourth floor and accessed via lift or stairs. Lift access opens into your own spacious entrance vestibule which gives ample space for furniture and storage for coats and shoes. The front door opens into a large welcoming hallway with doors opening to all rooms and access to two generous storage cupboards. The open-plan kitchen/ dining/ living space is



A beautifully presented two double-bedroom apartment only moments from Weymouth's harbourside, set within a uniquely converted historic building full of character and charm. Both bedrooms benefit from en-suite facilities.



vast, with several windows allowing plenty of natural light to flood into the room. There is plenty of space for furniture including a large dining table and multiple seating arrangements. The kitchen offers a range of modern wall and base units with freestanding appliances including; dishwasher, fridge/freezer and electric hob and oven..

Bedroom one is a lovely size double bedroom with a jack and jill style ensuite. The stylish ensuite is mostly tiled with a modern suite including; bath with shower overhead and glass shower screen low level WC and hand wash basin. There is a built-in double wardrobe providing plenty of storage with sliding mirrored doors. Bedroom two is another excellent sized double bedroom with an ensuite comprising of walk in corner shower, hand wash basin and low level WC. Outside

This well regarded development that has secure gated access to under cover parking for residents is Grade II listed and has been thoughtfully renovated and converted in to luxurious apartments with use and access to the private museum within the building. The apartment benefits from its own secure storage unit location in the basement. This is a multi purpose area and perfect for storage watersports equipment and bikes.

Location

Centrally located with all of Weymouth's picturesque destinations on the doorstep. Just a short stroll away is Weymouth Harbourside and vibrant Hope Square with iconic brewery building offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth Esplanade and main beach is just a short walk from the property and enjoys an



award winning sandy beach adjacent to the town centre which benefits from a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently on Business Rates but previously Council Tax Band F. 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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The property offers exceptionally spacious living accommodation and the added advantage of allocated parking and additional storage, all in a sought-after location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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	

THIRD FLOOR
2167 sq.ft. (201.3 sq.m.) approx.



TOTAL FLOOR AREA : 2167 sq.ft. (201.3 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