



Instinct Guides You



## Sussex Road, Weymouth Offers In Excess Of £200,000

- No Onward Chain
- Low Maintenance Southerly Garden
- Beautifully Presented Throughout
- Off-Road Parking
- Contemporary Kitchen & Shower Room
- Local Amenities & Bus Route Nearby



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Step inside this stylish two bedroom home with OFF ROAD PARKING and SOUTHERLY GARDEN. Recently refurbished throughout, the property presents a sleek and contemporary finish throughout - offering an ideal first time purchase or investment opportunity as a turn-key property with NO ONWARD CHAIN.

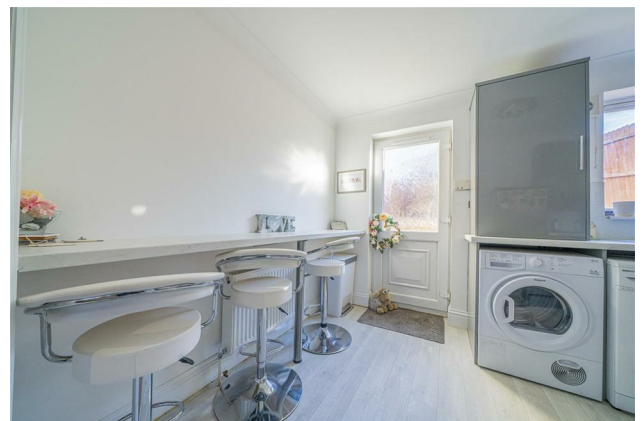
Off road parking for at least one car fronts the property just a step away from the front door.

Inside, a generous living room offers a cosy retreat with ample room for furnishings; seamlessly flowing to the stylish contemporary kitchen to the rear of the home. Recently fitted, the kitchen further offers an array of sleek modern units and preparation space with an additional breakfast bar for casual dining. The southerly aspect floods the kitchen with light.

Upstairs, the main bedroom spans the width of the property to from a comfortable double; There is additional floorspace above the stairs which could potentially be developed into built-in storage to add to the room.

The second bedroom is a reasonable single room, currently arranged as an office space but could benefit as guest or cot room. Conveniently adjacent, the shower room completes the accommodation, the room is beautifully tiled with decorative motifs and comprises a shower cubicle, hand basin & W.C.

A southerly aspect garden enables a sun trap with an extremely private feel. It is currently arranged with shingle to ensure low maintenance.



**Living Room 13'11" x 12'7" (4.26m x 3.85m)**

**Kitchen 7'8" x 12'7" (2.36m x 3.86m )**

**Bedroom One 12'6" max x 11'0" max (3.83m max x 3.36m max)**

**Bedroom Two 7'4" max x 5'10" max (2.25m max x 1.78m max)**

**Shower Room 4'5" x 5'6" (1.35m x 1.69m)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			70
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.