

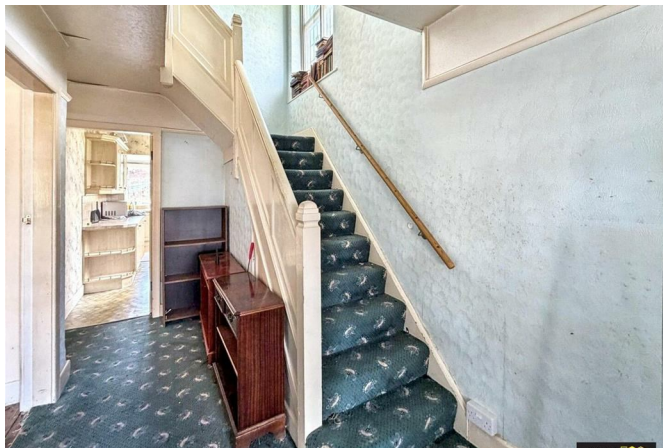


## Lynmoor Road Greenhill, Weymouth DT4 7TW

- Detached Family Home
- One Bedroom Self Contained Annex
  - Fitted Kitchen / Utility
- Double Glazing & Gas Central Heating
- Indoor Swimming Pool
- Three Well Proportioned Bedrooms
- Two Separate Reception Rooms
- Bathroom, Separate WC & Ground Floor WC
- Front Driveway & Level Rear Garden
- No Onward Chain

**£450,000 Freehold**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge

12'9" max x 13'9" max

Sitting Room

12' x 12'6" plus 9'3" x 7'5"

Kitchen / Utility

10'2" x 7'3" plus 7'8" x 9'3"

### ANNEX

Lounge

7'10" x 11'12"

Kitchen

5'1" x 6'6"

Shower Room

5'1" x 5'6"

Bedroom

8'2" max x 7'9" max

### FIRST FLOOR

### First Floor

Landing

Bedroom One

10'8" x 14'5" max

Bedroom Two

10'4" x 12'6"

Bedroom Three

8' x 9'9" max

Bathroom

7'8" x 5'12"

WC

### OUTSIDE

Front Driveway

Rear Garden

Swimming Pool



A fantastic opportunity to acquire this spacious and versatile detached family home, ideally situated in a highly sought-after location just moments from Greenhill Promenade, beautiful gardens and the beach. Offering flexible accommodation, the property has been extended to provide a self-contained one-bedroom ground floor annex, making it ideal for multi-generational living, guest accommodation or potential rental income. Whilst the property would benefit from updating and refurbishment throughout, it offers enormous scope to create a superb family home in a prime coastal setting.

The main entrance opens into a welcoming reception hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation. To the front of the property is a bright and spacious lounge with a large double glazed window providing excellent natural light. To the rear is an impressive extended sitting/dining room with double glazed patio doors opening onto the rear garden, creating an ideal space for entertaining and family living.

The spacious kitchen is fitted with a range of wall and base units with worktop surfaces, enjoys views over the rear garden and has a side access door. A ground floor cloakroom with WC completes the accommodation.

On the first floor are three well-proportioned bedrooms. Bedrooms one and three are situated at the front of the property, both enjoying excellent natural light, while bedroom two overlooks the attractive rear garden. There

is a separate WC and family bathroom.

The self-contained annex has its own private entrance and comprises an attractive lounge, shower room with WC and wash hand basin, and a double bedroom with French doors opening directly onto the rear garden, offering excellent independence and flexibility.

Externally, the property benefits from an in-and-out driveway providing ample off-road parking. The generous, level rear garden is mainly laid to lawn with mature shrubs and planting. At the end of the garden is a detached timber pool house housing an indoor swimming pool, offering exciting potential for refurbishment and leisure use.

This versatile detached home occupies a superb coastal position close to Greenhill Promenade, local amenities, parks and beaches. Requiring modernisation throughout, it represents an outstanding opportunity for buyers looking to create a substantial family home with annex accommodation in one of the area's most desirable locations.

For further information, or to make an appointment to view, please contact Austin Estate Agents.





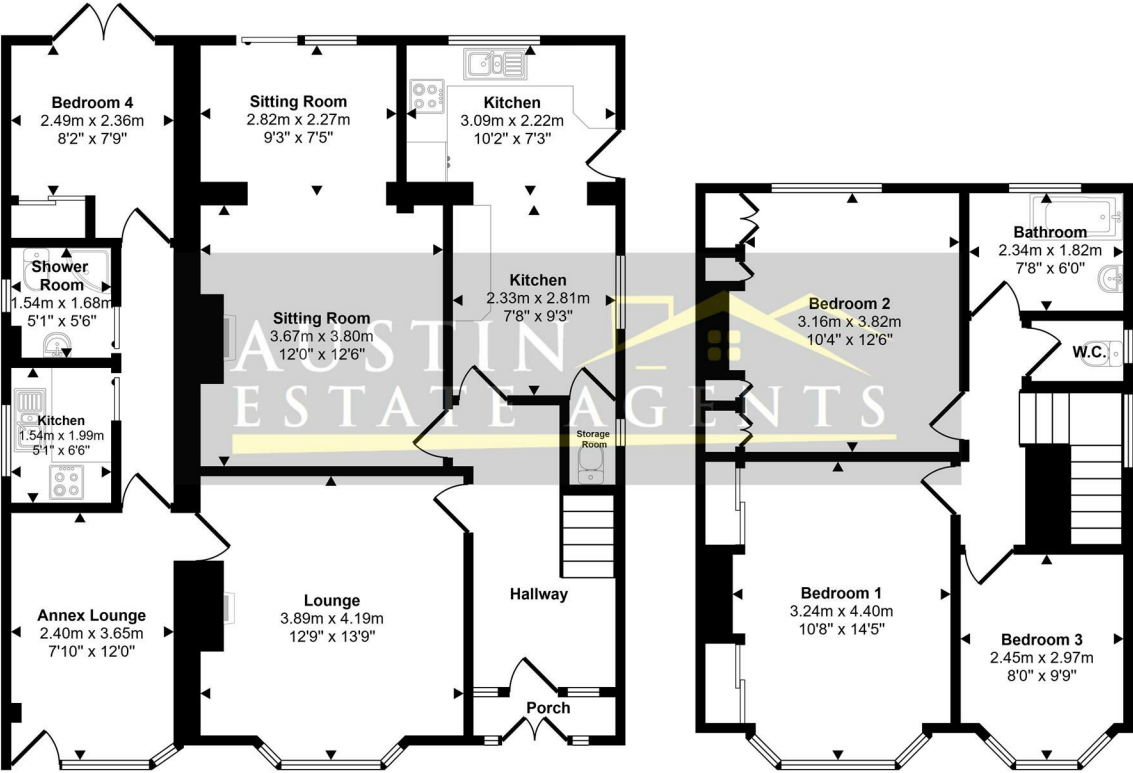






Local Authority Dorset Council  
Council Tax Band E  
EPC Rating

Approx Gross Internal Area  
145 sq m / 1559 sq ft



Ground Floor  
Approx 94 sq m / 1012 sq ft

First Floor  
Approx 51 sq m / 547 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.