



## Greenhill , Weymouth DT4 7SS

- Elegant First Floor Apartment (with Lift)
  - Two Double Bedrooms
- Contemporary Kitchen / Dining Room
- Double Glazing & Gas Central Heating
  - Well Maintained Gardens
- Sea Views
- Spacious Sitting Room with Bay Window
- En-Suite Bathroom & En-Suite Shower Room
  - Allocated Parking & Visitors Parking
- Additional Residents Storage Area for Outdoor Equipment

Price Guide £350,000 Leasehold - Share of Freehold



## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

9'1" x 7'7"

#### Sitting Room

14'12" x 20'10" max

#### Kitchen / Dining Room

17'11" max x 14'9" max

#### Bedroom One

10'10" max x 18'3" max

#### En Suite Bathroom

5'11" plus recess x 8'1"

#### Bedroom Two

9'5" plus recess x 9'9" plus recess

#### En-Suite Shower Room

7'1" max x 4'9" max

### OUTSIDE

#### Communal Gardens

#### Allocated Parking & Visitors Parking

#### Outdoor Storage Room

Set within attractive residents gardens, this elegant first-floor apartment (with lift access), which combines grand proportions with bright, airy interiors. A spacious entrance hallway provides a welcoming first impression, complete with fitted storage and an intercom system for added security.

The elegant sitting room enjoys a south-facing bay window with sea views, creating a light-filled space ideal for relaxing or entertaining. Original character features enhance the room's charm, while a feature fireplace forms a stylish focal point. The heart of this stunning home is a generous open-plan kitchen/dining room, fitted with high-quality appliances including a recently installed oven and hob; along with dishwasher, washing machine, and integrated fridge freezer. A central island and ample dining space make it perfect for informal gatherings and dinner parties.

The principal bedroom is a spacious double with sea views and bespoke storage, complemented by a luxurious en-suite bathroom featuring a recently installed walk-in bath and contemporary fittings. Bedroom two is another well-proportioned double, ideal for guests or family, with fitted wardrobes and direct access to a modern en-suite shower room with walk-in shower.

Set within the magnificent former Royal Naval Hotel, built in 1897, the building showcases striking period architecture and historic character.

Residents enjoy a secure communal entrance, well-maintained hallways, private residents gardens, a separate storage area ideal for bicycles and beach equipment, one allocated parking space, and four visitor spaces.

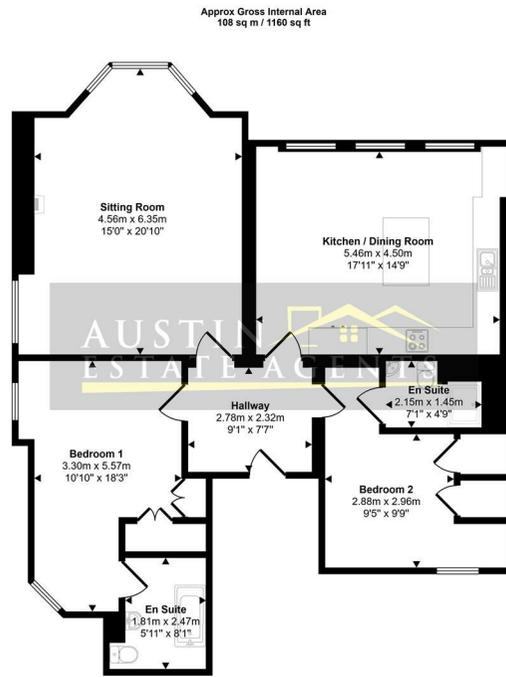
The apartment is ideally located close to Greenhill Beach and Gardens, local shops, amenities, and within walking distance of Weymouth town centre with its range of restaurants, shops, theatre, and leisure facilities. Transport links include nearby bus routes, Weymouth Train Station with routes to London, and easy access to Dorchester and the A35.

The apartment comes with a share of the freehold which is currently being extended to 999 years. Holiday lets and pets are not permitted, residential lettings are allowed, the service charge is £2,326.00 per annum, a ground rent of £50.00 per annum is payable.

For further information or to arrange a viewing, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating **B**



Floorplan

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.

