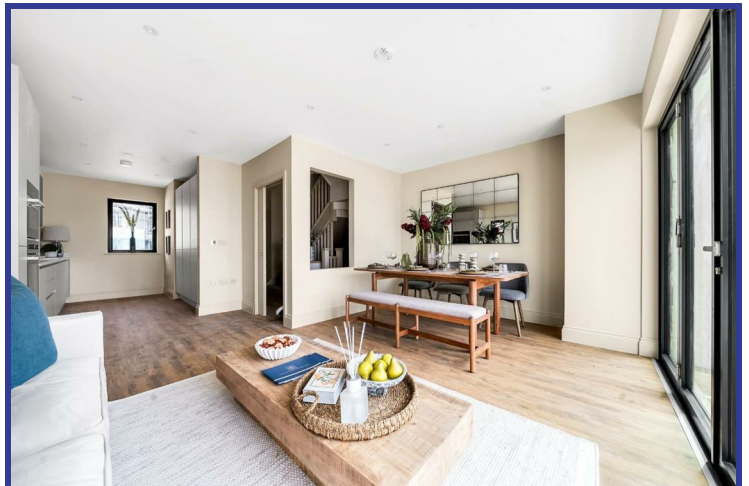
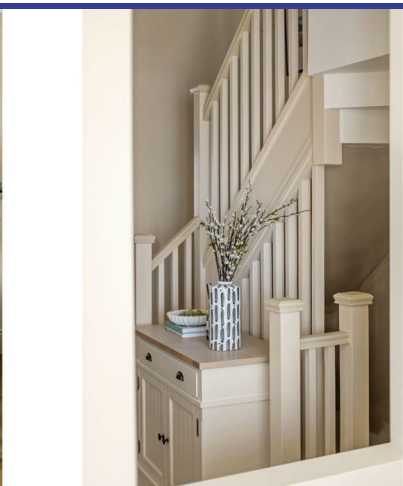




## No 1 Chesil Beach Ferrymans Way

Weymouth, DT4 9YU

Guide Price £1,350,000



Introducing Roope House – an exceptional expression of coastal living at its finest.

Commanding incomparable panoramic views across the Fleet Nature Reserve and the iconic sweep of Chesil Beach, this remarkable waterside townhouse offers a rare opportunity to reside in one of Dorset’s most celebrated coastal settings.

Set over five beautifully arranged floors, Roope House has been thoughtfully designed to combine luxury, practicality and a seamless connection to its outstanding natural surroundings.

The lower-ground level provides secure underground garaging with tandem parking for two vehicles, accompanied by a utility room, WC and shower room – an ideal arrangement after a day spent sailing, paddleboarding or exploring the shoreline. Internal stairs rise effortlessly to the main accommodation.

On the ground floor, a generous private garden leads directly onto a contemporary, attractively landscaped communal garden. This level includes a WC, an inner hallway and access to the impressive open-plan kitchen/dining room, a stylish and social space that opens onto a wide balcony perfectly positioned to enjoy the ever-changing views over the Fleet.

The first floor offers a spacious landing and a wonderful living room, complete with its own balcony. This versatile room easily accommodates a work-from-home space or formal dining area, ensuring flexibility for modern living. A sizeable rear bedroom with its own shower ensuite completes this floor.

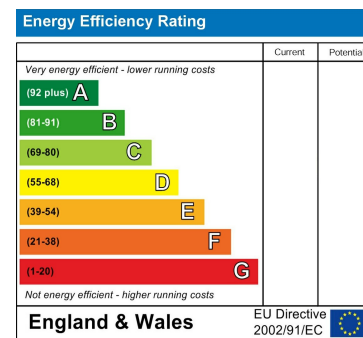
Ascending to the second floor, you will find two further bedrooms. The rear bedroom is notably generous, featuring a fitted wardrobe and a private shower ensuite, while the front bedroom also benefits from fitted wardrobes and plenty of natural light.

The third floor is dedicated entirely to the principal bedroom suite – a serene and luxurious retreat elevated to maximise head height, natural light and truly exceptional panoramic views stretching across Chesil Beach, Portland and the surrounding nature reserve.

## Area Map



## Energy Efficiency Graph



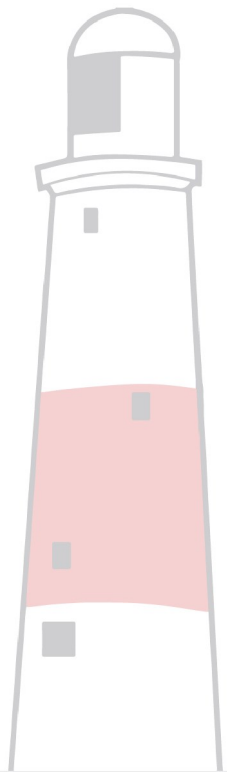
## Floor Plans



**ROOPE HOUSE** 2284sq.ft. 212.1m<sup>2</sup>

Kitchen	11'9" x 8'11"	3.59m x 2.7m
Family Room	8'10" x 10'9"	2.45m x 3.29m
Dining	14'6" x 8'11"	4.45m x 2.45m
Living Room	15'0" x 17'0"	4.57m x 5.18m
Bedroom 1	15'0" x 8'11"	4.57m x 2.73m
Ensuite	7'9" x 5'2"	2.34m x 1.59m
Bedroom 2	13'1" x 8'11"	3.99m x 2.73m
Bathroom	7'2" x 7'8"	2.19m x 2.35m
Bedroom 3	8'11" x 11'	2.73m x 3.39m
Ensuite	7'8" x 5'2"	2.35m x 1.59m
Master Bedroom	15'5" x 12'6"	4.70m x 3.81m
Bathroom	16'0" x 6'7"	4.87m x 2.08m

Floor areas may be subject to variation.  
Refer to Garden & Landscaping page to see each townhouse's private garden



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset DT5 1BT