

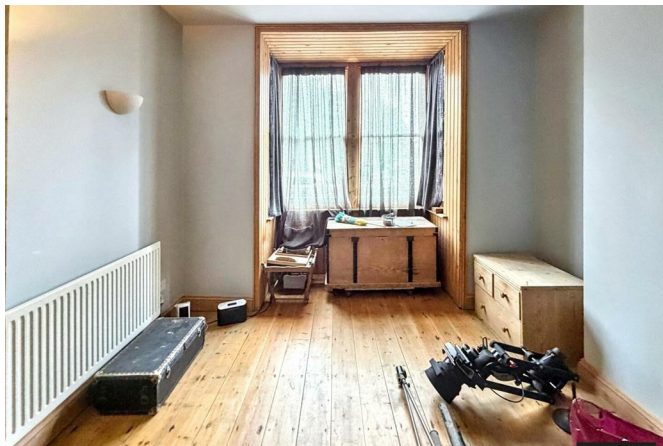


## Alexandra Road

Lodmoor, Weymouth DT4 7QQ

- Substantial End Terrace Family Home
  - Three / Four Bedrooms
- Handcrafted Kitchen Dining Room & Separate Utility Room
  - Front & Rear Gardens
- Situated Close to Local Shops & Amenities
- Extensive Craftmanship & Character Throughout
  - Two / Three Reception Rooms
- Ground Floor Shower Room & First Floor Bathroom
  - Off Road Parking for Multiple Vehicles
  - No Onward Chain

Asking Price £425,000 Freehold



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Vestibule

Entrance Hallway

Lounge

10'10" max x 14'10" into bay

Reception Room /  
Bedroom

12' into bay x 11'8"

Dining Room

11'1" into bay x 10'8"

Utility Room

5'10" plus recess x 10'

Shower Room

### FIRST FLOOR

First Floor Landing

Bedroom One

10'3" x 14'7" max

Bedroom Two

12'1" into bay x 11'7"

Bedroom Three

5'3" x 8'4"

Kitchen / Dining Room

11'2" into bay x 13'10"

Bathroom

6' x 6'9"

OUTSIDE

Front Garden

Rear Garden

Sauna with Shower

Garage / Workshop

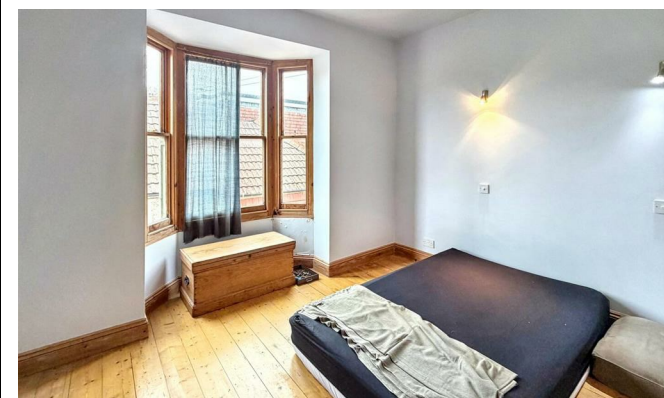
Situated on the sought-after Alexandra Road in Lodmoor, a pleasant tree-lined road conveniently located for Greenhill Gardens, Weymouth's award-winning beach and picturesque seafront promenade, this substantial Edwardian end-of-terrace family home offers an abundance of character, versatile accommodation and generous outside space.

Originally constructed in 1905, the property has been lovingly occupied by the current family for approximately 40 years and provides a rare opportunity to acquire a home that has been cherished and carefully maintained. A particularly unique feature of the property is the extensive handcrafted woodwork created by a previous owner, a highly skilled carpenter whose craftsmanship is evident throughout the home. Bespoke fitted furniture, cabinetry and timber detailing combine to create a property full of warmth, individuality and character.

The accommodation is entered via an entrance porch leading into a lobby, which in turn opens into a spacious and welcoming reception hallway. An attractive turned wood staircase rises to the first floor, creating an impressive first impression. The ground floor offers a comfortable lounge, separate

dining room, utility room and shower room. The generous proportions of the dining room provide flexibility for those seeking additional accommodation, with potential for use as a ground-floor bedroom, home office or hobby room if required.

To the first floor, a spacious split-level landing leads to the principal accommodation. Originally designed as a four-bedroom home, the property is currently arranged as three bedrooms together with a former fourth bedroom that has been converted into a first-floor kitchen, complete with handmade fitted units. This room could easily be returned to use as a fourth bedroom, allowing purchasers to configure the accommodation to suit their individual requirements. A family bathroom also serves the first floor.





Further versatility is provided by a spacious loft room accessed via a loft ladder. The loft benefits from double-glazed Velux windows and substantial storage areas within the eaves.

Many original features remain throughout the property, including bay windows, wooden shutters, polished timber flooring and period detailing, all contributing to the home's appealing Edwardian character. Whilst some buyers may choose to update certain decorative elements to reflect contemporary tastes, the property presents an excellent opportunity to create a truly exceptional family home whilst retaining its unique heritage and craftsmanship.

Outside, the property occupies a generous plot with a rear courtyard and an impressive detached timber-built garage/workshop situated at the rear of the garden. Accessed via a right of way, this valuable space offers

excellent potential for secure parking of multiple vehicles, a campervan, caravan or boat, whilst also providing workshop and storage facilities.

A further interesting feature is the detached sauna room with adjoining shower facility. The vendors have advised that the sauna has not been used for several years and prospective purchasers should undertake appropriate servicing before use.

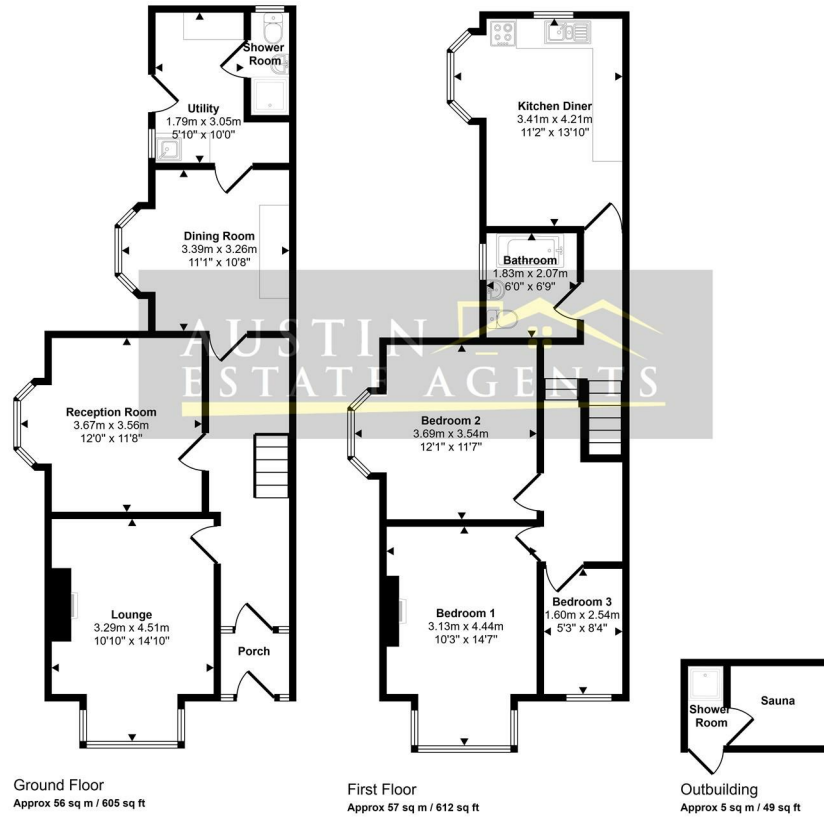
Properties of this size, character and versatility are rarely available in such a desirable location, and an internal inspection is strongly recommended to fully appreciate all that this unique family home has to offer.





Local Authority Dorset Council  
Council Tax Band C  
EPC Rating

Approx Gross Internal Area  
118 sq m / 1266 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.

### Austin Property Office

3 Sirius Business Centre Lynch Lane, Weymouth,  
Dorset, DT4 9DN

### Contact

01305 858470  
info@austinpropertyservices.co.uk  
www.altosoftware.com

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.