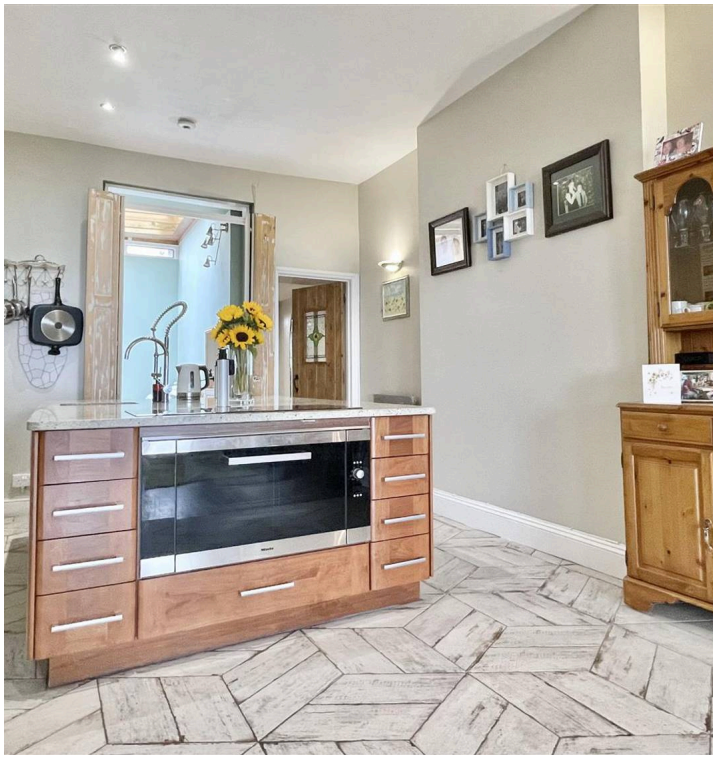


Flat 1, 30 New Street, Weymouth - DT4 8DB

In Excess of **£298,000**

DIRECT MOVES









Flat 1

30 New Street, Weymouth

Stunning 3-bed beachfront apartment with sea views, balcony, roof terrace, modern kitchen, stylish bathrooms, and 978-year lease. Direct access to Weymouth beach, promenade, shops, and cafes.
Council Tax band: B

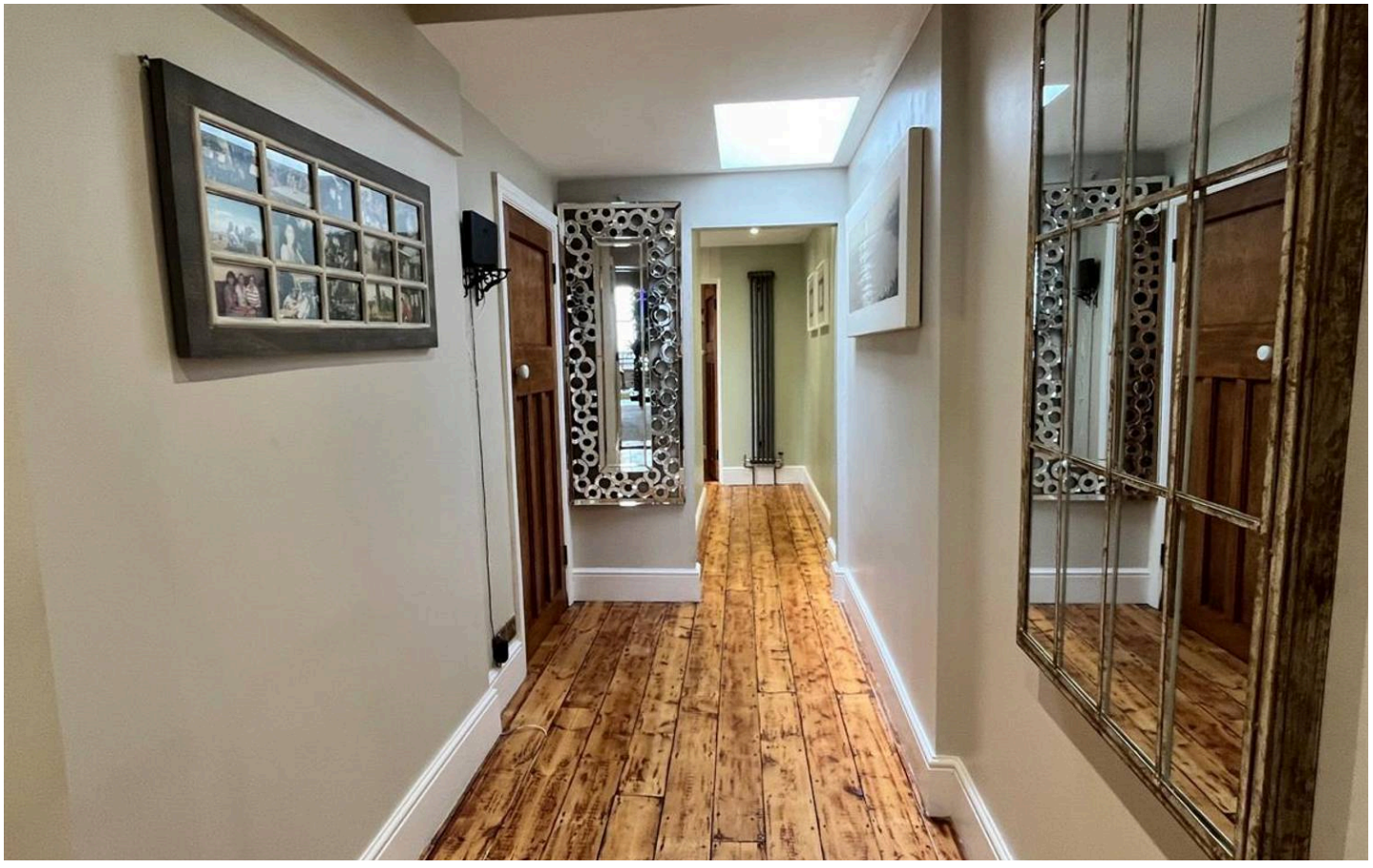
Tenure: Leasehold

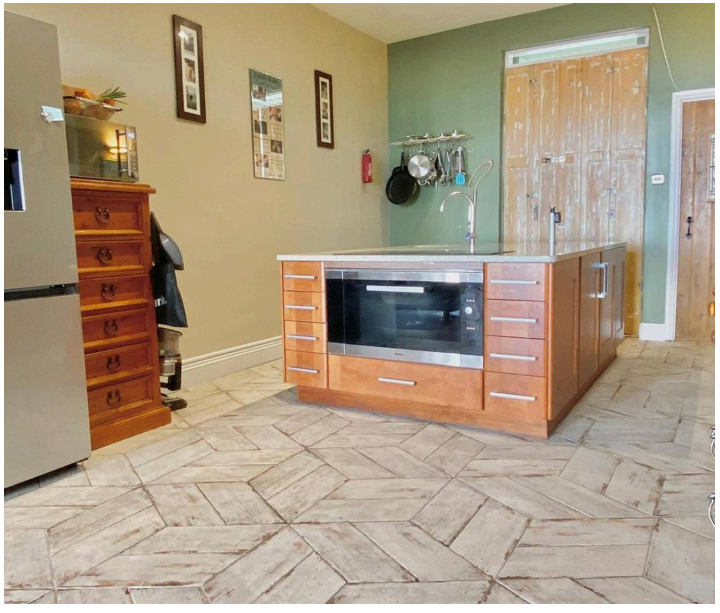
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three double bedroom, beachfront apartment with Balcony and Roof terrace
- 978 years remaining on lease
- Stunning sea views
- Beachfront location
- Private balcony overlooking Weymouth's famous sandy beach and promenade
- Private roof terrace
- Modern kitchen with island and integrated Miele appliances
- Contemporary bathrooms with walk-in showers
- Exposed brick feature fireplace
- Elegant wooden flooring

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Front - Hallway
Entrance via New Street, with staircase to first floor apartment, cupboard housing electric meters, storage cupboard, automatic lighting, door to;

Living room
Stunning room, with large sash windows , fitted shutters providing breathtaking views to seafront, exposed brick feature fireplace, with slate hearth, wood flooring, three Bionaire electric heaters, coving, double doors to;

Balcony
Full width balcony providing outstanding and uninterrupted sea and beach views over Jurassic Coastline and Weymouth Bay, plenty of space for seating, dining, feature tiling and wood details.

Kitchen
Open plan from lounge, with direct sea views. Impressive large island luxury kitchen made of solid walnut with granite work surfaces and incorporating Miele 4 ring induction hob, Miele oven and dishwasher, under counter Miele fridge, two spice racks, storage areas, sink with two taps, pop up plug sockets, Bionaire heater, tiled flooring, French floor to ceiling doors to;

Bedroom 3
Pine ceiling rafters, two large windows, wood flooring, leading to dressing area, providing a large area for storage.







Inner Hall
Feature wood stable door, leading to large wide hallway, wood flooring, column gas radiator, spotlights

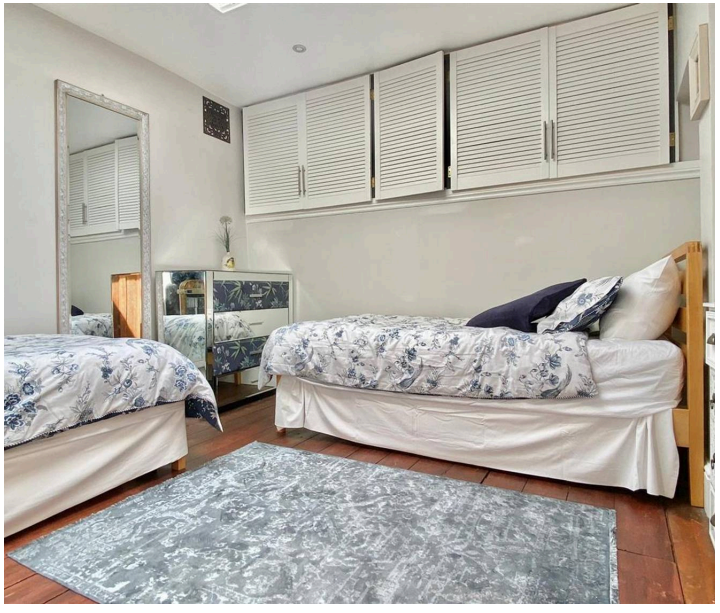
Bathroom
Fully tiled suite comprising panel enclosed bath, mixer tap, rain shower,

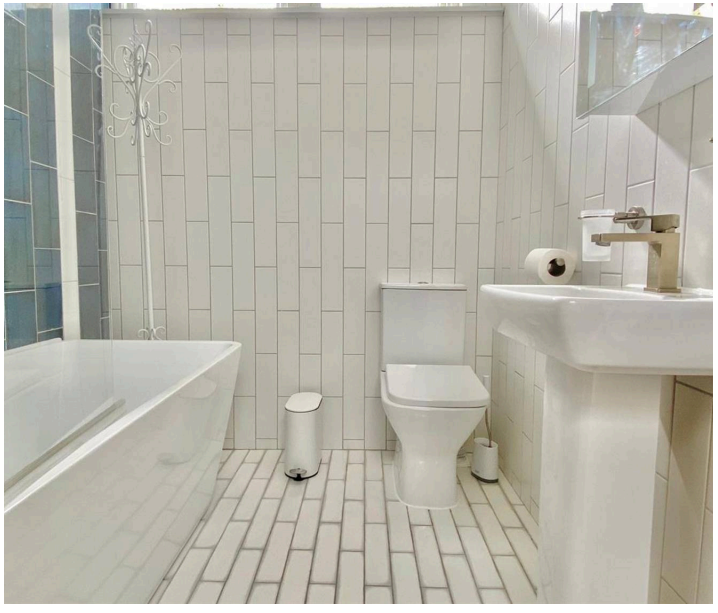
Bedroom 2
Double room with skylight feature window, fitted Hilary's blind covering, deep fitted cupboards with ample hanging and drying space, spotlights, wood flooring

Bedroom 1
Rear aspect room, triple glazed window, column radiator, wood shutters, fitted cupboards providin ample storage, wood flooring, dimmer switch, spotlights, door to; Walk in laundry area with Glowworm wall mounted gas central heating boiler, space and plumbing for automatic washing machine, ample storage shelving. Door to;

En-suite
Mainly tiled with suite comprising low level WC, wash hand basin with mixer tap, fully enclosed shower unit with rain shower and mixer tap, triple glazed window, tiled flooring







ROOF TERRACE

Accessed from communal staircase, to roof terrace providing a lovely sunny area with space for plants, sunbathing, and drying clothes.

BALCONY

Full width balcony providing outstanding and uninterrupted sea and beach views over Jurassic Coastline and Weymouth Bay, plenty of space for seating, dining, feature tiling and wood details.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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