



15 Stanton Court Melcombe Avenue, Weymouth – DT4 7TH
£230,000



15 Stanton Court Melcombe Avenue

Weymouth

Beautiful two-bedroom beachfront flat with ocean views, modern kitchen, spacious living areas, balconies, parking, communal gardens, and secure gated entrance in a sought-after coastal location.

Council Tax band: D

Tenure: Leasehold

- Beachfront access
- Modern kitchen with integrated appliances
- Spacious living area with large windows
- Off-road and covered parking
- Landscaped communal gardens
- En-suite master bedroom with built-in wardrobes
- Modern bathroom with decorative features
- Gated entrance for added security





Gated Entrance

Attractive, code operated gates provide both pedestrian and vehicular access into Stanton Court's generous communal grounds and parking areas, a walkway with canopy above leads to the allocated parking and communal entrance door.

Communal Hall

Lift access and stairs rise to the second floor, where a bright and airy hallway leads to the flat entrance.

Bedroom 2

13' 9" x 8' 6" (4.20m x 2.60m)

A rear aspect double bedroom with a double glazed sash window overlooking Stanton Court's attractive courtyard and parking areas, a wall-mounted radiator, fitted wardrobes, and ceiling coving.

Bedroom 1

13' 5" x 10' 6" (4.10m x 3.20m)

A rear-aspect double bedroom with a double-glazed sash window overlooking the courtyard and parking, a wall-mounted radiator, and large built-in wardrobes with shelving and hanging rails. A door provides access into the...

En-suite

6' 11" x 4' 7" (2.10m x 1.40m)

A side-aspect, partially tiled ensuite with an obscured double-glazed window and double-glazed Velux, a corner shower with handheld attachment, low-level WC, hand wash basin with stainless taps, and a radiator.

Dining room

14' 5" x 10' 10" (4.40m x 3.30m)

A spacious side-aspect room with a double-glazed sash window, ceiling coving, dado rails, a wall-mounted radiator, and an internal window into the hallway. The room flows seamlessly into the kitchen via an archway opening.





Kitchen

11' 10" x 7' 10" (3.60m x 2.40m)

A dual front- and side-aspect kitchen featuring double-glazed windows and a double-glazed Velux. A range of eye- and base-level units feature an incorporated dishwasher, under-counter fridge, under-counter freezer, space for a washer dryer, and a built-in oven with foreign gas hob and extractor above. The space is partially tiled. Stainless 1.5 sink with mixer tap.

Lounge

15' 1" x 11' 10" (4.60m x 3.60m)

Another light and airy front-aspect room with two double-glazed sash windows providing natural light, ceiling coving, dado rails, and a wall-mounted radiator.





ALLOCATED PARKING

1 Parking Space



GROUND FLOOR



STANTON COURT, MELCOMBE AVENUE

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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