



Chesil View | Wyke Regis | Weymouth | DT4 9NJ

Asking Price £130,000

BEAUMONT  JONES

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Offered with no forward chain, we are delighted to bring to the market this one double bedroom first floor flat within the popular location of Wyke Regis. This perfect first time purchase or downsize, offers a spacious lounge/diner with some far reaching views towards Portland Harbour, separate fitted kitchen, large store room, shower room, communal drying room and an enclosed rear communal garden with its own section. Viewing is highly recommended to be fully appreciated.

- One Double Bedroom First Floor Flat
- Far Reaching Views Towards Portland Harbour
- Spacious Lounge/Diner
- Excellent Storage
- Popular Residential Area Within Wyke Regis
- No Forward Chain

Full Description

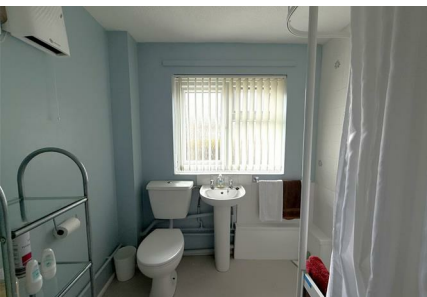
Accommodation

Entrance into the block is via a front aspect communal door leading into a communal hall with stairs rising to the first floor and a rear aspect door leads out onto the communal garden. Located on the first floor, access into the flat is via a door opening into a welcoming hall with loft access via a hatch, several built-in storage cupboards and doors lead through to the following rooms. The spacious lounge/diner enjoys far reaching views out to Portland Harbour from the front aspect double glazed window, plenty of space for furniture and a dining table and chairs. The kitchen is located off the lounge/diner offering a fitted kitchen comprising eye and base level units with work surfaces over, space for a cooker, space and plumbing for a washing machine and fridge/freezer along with a rear aspect double glazed window.

Reverting back to the hall, the bedroom is a generous sized double boasting



This one double bedroom first floor flat would make an excellent first-time purchase or downsize, boasting some far reaching sea views from the living/dining room & bedroom.



views towards Portland Harbour from the front aspect double glazed window, plenty of space for a large bed and furniture. There are several storage cupboards including a large store room perfect for storage including bikes. The shower room has a suite including a walk-in 'wet room' style shower with a wall mounted shower, low level WC and wash hand basin with a rear aspect double glazed window.

Outside

There is a communal drying room located next to the flat on the same floor, this is a useful area for drying clothes. Outside offers an enclosed communal rear garden with your own section which is laid to patio, there is space for a washing line and shed. There is gated rear access and rear access into the main block. Parking is readily available in the adjacent car park.

Location

Located on the outskirts of Weymouth, Wyke Regis is a haven for water sports and walkers, with Chesil Beach, Portland Marina, the National Sailing Academy and the Jurassic coastline all within easy reach. Set close to old Wyke village, this is a popular residential area with excellent bus links into Weymouth, convenient shopping, a friendly and active community and well-regarded schools. There is access to superb coastal walks, and via 'Pirates Lane' to the Fleet, all with stunning views over Chesil beach.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A. Services: - Mains electric & drainage.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (45.9 sq.m.) approx.
 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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We value more than your property

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