



Budmouth Avenue | Preston | Weymouth | DT3 6QJ

Guide Price £650,000

BEAUMONT  JONES

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A substantial Spanish-style detached bungalow set in an elevated position, enjoying stunning sea views and a far-reaching outlook across the hills surround Preston. Offering three double bedrooms, a double garage with driveway for two cars, generous outdoor space and impressive features including a large sun terrace to the front elevation, offering a private spot to enjoy the outlook. This unique home presents an exciting opportunity to modernise and create a truly exceptional coastal residence.

- Substantial Detached Bungalow
- Elevated Position with Superb Sea Views
- Short Stroll to the Beach & Sea
- Distinctive Spanish-Style Architecture
- Three Double Bedrooms (Master En-suite)
- Double Garage & Driveway

Full Description

Accommodation

Positioned in an elevated setting, this substantial Spanish-style detached bungalow offers a rare opportunity to acquire a sizeable coastal residence enjoying far-reaching views towards the sea, accompanied by the backdrop of the hills surrounding Preston and including the White Horse in Osmington. While the property would benefit from some updating, it offers an exceptional opportunity for buyers to create a bespoke coastal home, maximising its unique design, generous proportions, and outstanding vista including wonderful sunrises over the hills & bay. The property immediately impresses with its distinctive



Substantial
Spanish-Style
Detached
Bungalow with
Stunning Sea & Hill
Views



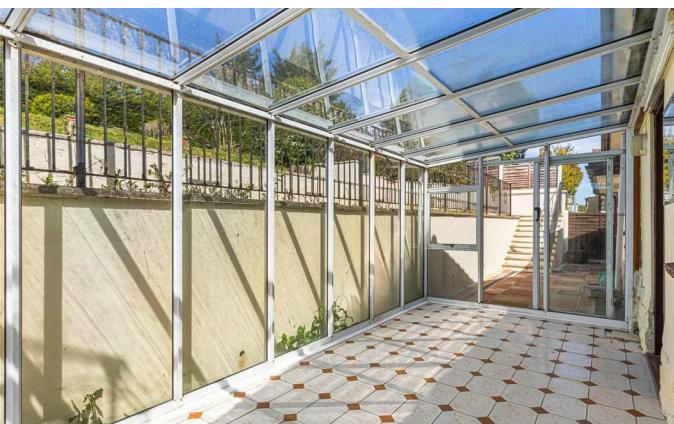
architecture, featuring a large front sun terrace which offers a prime position to enjoy its enviable outlook. Entrance to the property is via a useful porch area with space for coats & shoes and further door opening to the welcoming hallway. The hallway has two useful storage cupboards and doors opening to the following accommodation. The sitting room is a generous size reception room and benefits from a gas fireplace and full length glazed windows with sliding patio doors opening directly onto the sun terrace, creating a seamless connection between indoor and outdoor living while framing the stunning views beyond.

The kitchen/breakfast room offers ample wall and base units and space for a breakfast table, there is a built-in double oven, five ring gas hob and recently upgraded fridge/freezer. This room is complemented by a separate utility room, providing practical additional space along with space and plumbing for a washing machine, dishwasher and tumble dryer. There are three generous sized double bedrooms, including a principal bedroom with en-suite facilities, built-in wardrobes and dressing table, as well as large sliding patio doors opening to the front terrace whilst enjoying the attractive elevated views. Bedrooms two and three are both good sized double bedrooms overlooking the garden and serviced by the spacious family bathroom.

From the utility room there is access into the sun room and internal stairs leading to the ground floor. There is an inner lobby with understairs storage cupboard and door leading to the double garage. To the rear of the garage, a separate, useful workshop area with power and lighting offers excellent flexibility for storage, hobbies, or workspace use. The garage itself also has power, light and water supply along with electric roller doors opening to the driveway.

Outside

Externally, the property continues to impress with a good-sized rear garden, offering privacy and further potential to landscape or enhance. There is a patio area abutting the rear of the property with outside water tap and steps gently lead to a patio area with superb views. The remainder of the garden is laid to lawn with mature hedged borders. There is a wide gated side access



leading to the front terrace. This is a wonderful sized area for entertaining, offering plenty of space for garden furniture to sit and take in the views. There are some gentle steps leading to the driveway with a terraced low maintenance rockery area. The driveway comfortably fits two cars.

Location

Preston represents one of the most sought-after residential areas of Weymouth and is well served by local amenities at nearby Chalbury Corner with its delicatessen, pharmacy and doctors' surgery. Closer at hand is the local florist, post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well-regarded cafe and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band F. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

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A Unique Detached Residence with Exceptional Views & Huge Potential





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



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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