



Instinct Guides You



## Brunswick Terrace, Weymouth Offers In Excess Of £260,000

- Beautiful Seafront Position
- Owners Accommodation & Small Outside Space
- Dining Room With Sea Views
- Five Letting Rooms Some With Sea Views
- Five En-suites
- Stones Throw To Weymouths Beautiful Beach
- Level Stroll To Town Center & Range Of Amenities
- Close To Train Station



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this well presented Guesthouse just a stones throw from Weymouths beautiful sandy beach. Lyndale Guest House sits along Brunswick terrace, a charming row of properties that make up part of Weymouths Georgian seafront.

The ground floor comprises of a well appointed dinign room with a feature bay window that perfectly frames the seaview beyond. The living room is cosy and offers a perfect space to relax and unwind. The owners accomadation comprises a kitchen, double bedroom, shower room and utility space offering both practical living and comfort.

Rising to the first floor there are three letting rooms, two of which have en-suites and bedroom two enjoys beautiiful sea views.

Sttairs rise again to bedroom five and six again booth enjoying ens-uites. The top floor houses bedroom seven which is currently used for owners accommodation.

Located just seconds away from the BEACH and a leisurely walk into town, this guest house is ideally situated close to amenities and TRANSPORT LINKS. Its prime location makes it a desirable destination for visitors, potentially ensuring a steady stream of guests for those looking to continue its successful business legacy.

The vendor informs us the property is leasehold with a 60 year internal repairing lease, the service charge is £12,750pa, we recomend these details are checked by a solicitor before incurring costs.

Room Dimensions

- Dining Room 14'2" into bay x 13'4" (4.34 into bay x 4.07)
- Living Room 11'6" x 11'3" (3.52 x 3.43)
- Utility Room 7'6" x 7'5" (2.31 x 2.28)
- Kitchen 12'11" x 9'0" (3.95 x 2.76)
- Bedroom One 10'0" x 8'9" (3.05 x 2.67)
- Bedroom Two 17'1" max x 14'7" max (5.22 max x 4.45 max )
- Bedroom Three 11'8" max x 10'11" max (3.57 max x 3.35 max )
- Bedroom Four 10'8" x 9'4" (3.26 x 2.87)
- Bedroom Five 17'1" x 11'10" (5.22 x 3.61)
- Bedroom Six 11'9" max x 10'8" max (3.59 max x 3.26 max )
- Bedroom Seven 15'7" max x 10'7" (4.76 max x 3.23)

Lease & Maintenance

The vendor informs us the property is leasehold with a 60 year internal repairing lease, the service charge is £12,750pa, we recomend these details are checked by a solicitor before incurring costs.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.