



Preston Road | Preston | Weymouth | DT3 6PX

£265,000

BEAUMONT  JONES

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This modern two bedroom ground floor apartment is located in popular Preston. Offering level access to Overcombe beach and local amenities this would make an excellent downsize or additional home. Accommodation includes welcoming hallway, open-plan living room/kitchen with patio doors opening to a private outdoors space, two excellent sized bedrooms (master en-suite) and bathroom. Outside there is a generous sized private decked area, allocated parking for one car and plenty of visitors parking.

- Contemporary Development with Stylish Interiors
- Two Bedroom Ground Floor Apartment
- Located Moments from Bowleaze Cove way & Overcombe Beach
- Located in a Block of just Four Apartments within the Development
- Master Bedroom with En-suite Shower Room
- Generous sized Private South-Westerly Facing Decked Area

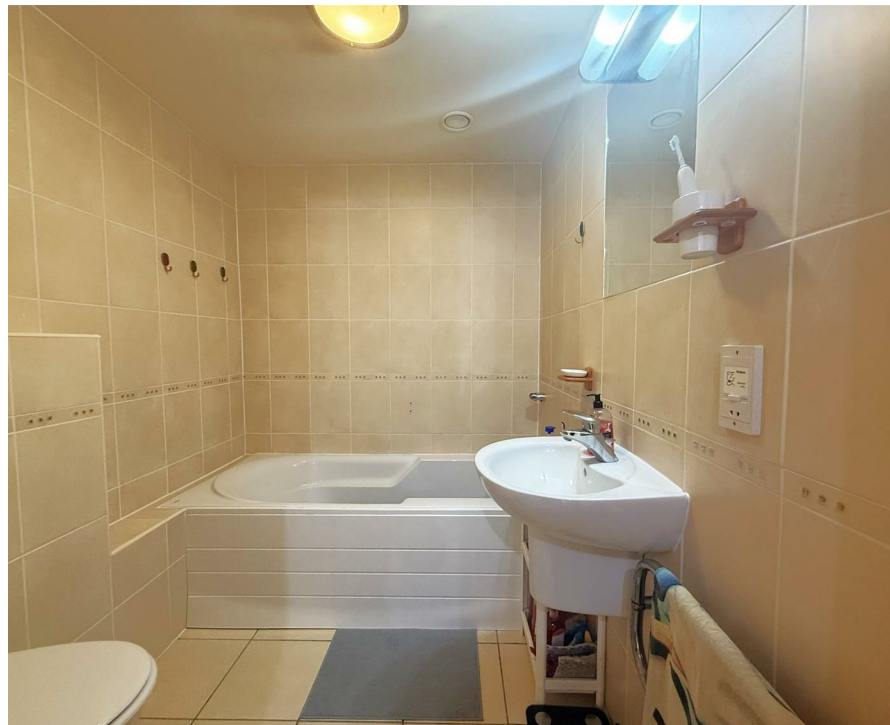
Full Description

Accommodation

This delightful ground floor apartment is accessed via a secure communal entrance with polished timber flooring. The light well-proportioned accommodation with neutral décor includes solid oak flooring throughout and timber encased double glazing to all windows and doors. Entering the apartment into the welcoming hallway with access to two cupboards housing the heating units and providing storage. The hallway has doors open to the following accommodation. The open-plan kitchen/living/dining room is a generous



Modern ground floor apartment with private decked area & allocated parking



space with plenty of light from various side & rear aspect windows along with glazed patio doors (opening to the private outdoor space). There is plenty of space for furniture in the living room section and a breakfast bar offers some separation to the kitchen area. The kitchen is well-equipped with stylish granite effect work surface and integrated appliances including a dishwasher, washing machine and undercounter fridge and freezer along with plenty of storage in the high gloss wall and base units.

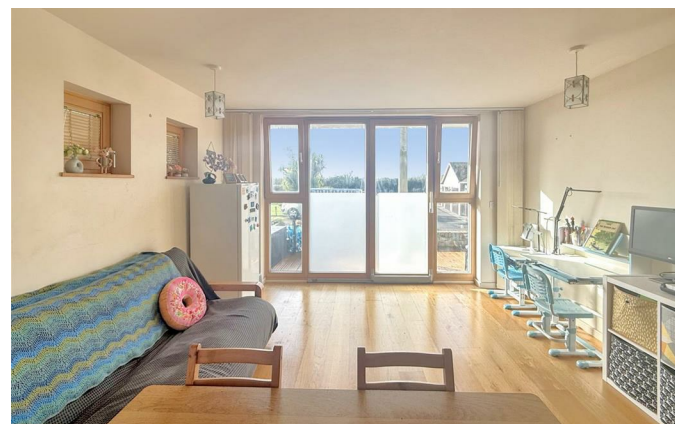
The master bedroom is a good sized double bedroom with similar windows and further sliding patio doors opening to the lovely sized outdoor space. There is an en-suite shower room to the master bedroom with shower cubicle, low level WC and wash hand basin. Bedroom two is a good sized single room or compact double - an ideal guest room or study with a side aspect window. The spacious bathroom is adjacent to bedroom two, fully tiled with with bath and shower with screen over, low level WC and wash hand basin.

Outside

The private decked area (laid in 2024) abuts and runs the width of the apartment and is a highlight to the apartment. There is plenty of space for potted plants and garden furniture, being south-westerly is direction you can enjoy the afternoon/evening sun and sunsets over the nearby nature reserve. Attractive, well-kept communal gardens surround the building, and the apartment also has the added benefit of its own allocated parking space, in addition to multiple visitor parking bays.

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, Oakbury Drive play area (accessed via a rear gate in the development), post office and convenience store on the corner of Preston Beach Road which is a short stroll away. There is a well regarded café and access to the beach at Overcombe Corner in addition to beautiful walks at the nearby Lodmoor Nature Reserve and Jurassic coastal paths. There is an excellent bus route and bus stops nearby taking you to Weymouth, Dorchester, Blandford, Durdle Door, Lulworth & Wool (easy access to Monkey World & Poole in the summer months).

Rating Authority: - Dorset Council (Weymouth & Portland).
Council Tax Band D. Services: - Wet under floor heating system. 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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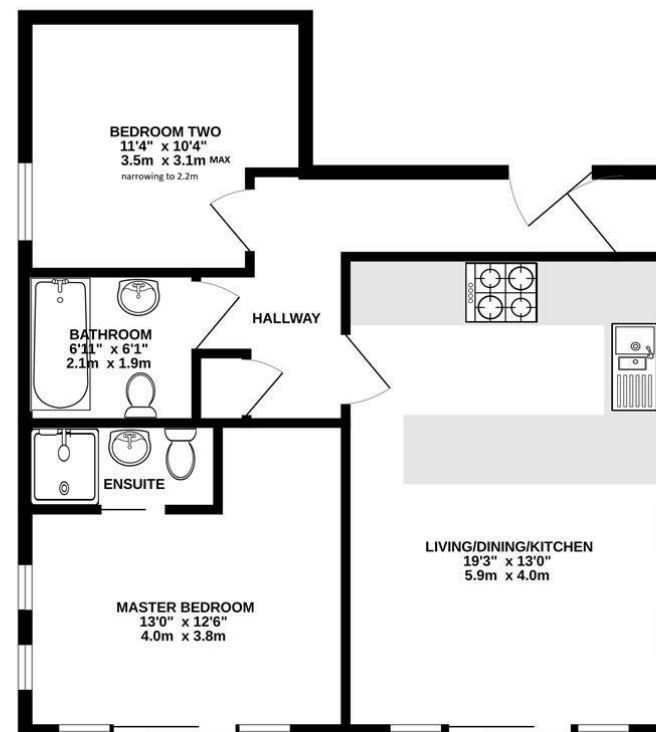
Two bedrooms,
master with en-
suite shower room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(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	

We value more than your property

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 659 sq.ft. (61.2 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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