

Symonds
& Sampson

19 Belfield Park Avenue

Weymouth, Dorset

19 Belfield Park Avenue

Weymouth, Dorset
DT4 9RE

An opportunity to acquire a detached family home with double garage and sea views in a highly sought-after location.



- Attractive home in a peaceful and desirable location
 - Elevated plot offering sea and coastal views
- Spacious accommodation with two receptions and conservatory
 - Well-equipped kitchen/breakfast room
 - Four well-proportioned bedrooms
- Family bathroom, separate shower room and cloakroom
 - Private garden, driveway and double garage
- Close to schools, amenities, the coast and beaches

Guide Price £750,000

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

This attractive and elegant detached family home occupies a leafy, elevated plot in a highly sought-after part of Weymouth, enjoying stunning sea and coastal views.

PROPERTY

The well-presented and well-proportioned accommodation offers a spacious entrance hall with a turning staircase to the first floor.

There are two generous reception rooms: a dual-aspect sitting room and a formal dining room, both featuring bay windows overlooking the garden and fireplaces with living flame gas fires. A conservatory offers additional space for entertaining or relaxation while enjoying views of the garden.

The dual-aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base units, work surfaces, a central island, and integrated appliances including an eye-level double oven, ceramic hob, microwave, coffee machine, fridge, freezer, dishwasher and wine cooler. From the kitchen, a door leads to a useful boot room with access to a utility room. A ground-floor shower room with WC completes this level.

To the first floor, there are four well-proportioned bedrooms, all with built in wardrobes, a family bathroom, a separate cloakroom and a shower room. The front-facing bedrooms enjoy attractive sea and coastal views.

OUTSIDE

The well-maintained gardens offer an attractive outdoor setting, predominantly laid to lawn and enhanced by mature shrubs, trees, and well-stocked borders. A paved patio provides an ideal space for outdoor dining and entertaining, while a charming Dutch-style outbuilding offers practical storage for gardening tools and equipment.

At the front, a driveway provides off-road parking and leads to a double garage. Steps rise to the property's main entrance and gardens, while a separate side access with its own steps leads directly to the boot room - perfect for storing muddy boots and keeping the home tidy after outdoor activities.





SITUATION

This secluded plot is elevated and set back from the road in one of Weymouth's more coveted locations close to amenities and most of all the coast.

The area offers a fantastic range of watersports, including sailing, windsurfing, and kite surfing in Portland Harbour. Just over a mile away, Castle Cove is home to its charming Sailing Club, while Sandsfoot Castle and Beach are also within easy reach. The Rodwell Trail, winding from Weymouth Harbour to Chesil Beach and on to Portland Marina and the Sailing Academy, connects numerous scenic cycling and walking routes, from coastal paths to countryside trails.

Within ½ a mile of the property there are a range of amenities including: general store, bakery, doctors surgeries, dentist, hairdressers, chemist, public house, takeaways and both Primary and Secondary schools. All in walking distance.

Weymouth Town Centre and Brewers Quay with its attractive harbour are 1½ miles and provide a wide range of bistros, pubs, and restaurants along with shopping outlets and the stunning Georgian esplanade and sandy beach.



DIRECTIONS

What3words:///brick.vibrates.weep

SERVICES

Mains water, drainage, gas and electricity are connected. Gas-fired central heating system.

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band G
EPC D

Broadband - Ultrafast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Several trees within the property boundary are subject to Tree Preservation Orders (TPOs). Please contact the agent for further details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Belfield Park Avenue, Weymouth

Approximate Area = 2213 sq ft / 205.5 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2548 sq ft / 236.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Symonds & Sampson. REF: 1382421



Poundbury/JS/19.02.26rev



naei | **propertymark**
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They 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. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT