



Westerhall Road | Greenhill | Weymouth | DT4 7SZ

Offers Over £145,000

BEAUMONT  JONES

**Westerhall Road | Greenhill
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Offers Over £145,000**

This spacious ground floor one bedroom apartment is located in Greenhill would make an ideal downsize, lock-up and leave or holiday let. Having been converted whilst retaining character features including fireplaces, bay window and high ceilings. Allocated off-road parking and moments from the beach.

- Spacious Ground Floor Apartment
- Located in Greenhill, Moments from the Beach
- Close to Weymouth Town Centre
- Large Double Bedroom
- Modern Kitchen
- Allocated Off-Road Parking

Full Description

Accommodation

This large ground floor apartment is located moments from Weymouth beach and would be an ideal downsize, lock-up and leave or holiday let apartment. Entrance to the apartment is via a secure communal area with front door opening into the entrance hall with sensor lighting and doors into the following accommodation. The spacious open-plan living area/kitchen is a welcoming reception room with large bay window and plenty of space for comfortable lounge and dining furnishings with focal fireplace. To one wall is a high gloss kitchen with wall and base units and built-in appliances including; oven, ceramic hob, under-counter fridge/freezer and washing machine. Returning to the entrance hall there is a door into the bedroom. This spacious



Moments from
Greenhill Beach
with Allocated
Parking



double room has a large window providing plenty of light, focal fireplace and built-in wardrobe. The fully tiled en-suite shower room has a large double shower, pedestal wash hand basin and low level WC.

Outside

There is secure allocated parking to the front of the building for one car.

Location

Located in the highly desirable area of Greenhill. Perfectly positioned for convenient access to Weymouth's main beach and a casual walk away from the town centre, which has a good range of shops and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. A stroll in the opposite direction along the seafront will take you to Bowleaze Cove way with access to a shingle beach, beach cafe and watersport activities. From here there is easy access to the South West Coastal path to enjoy scenic walks along the Jurassic coast.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - 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.

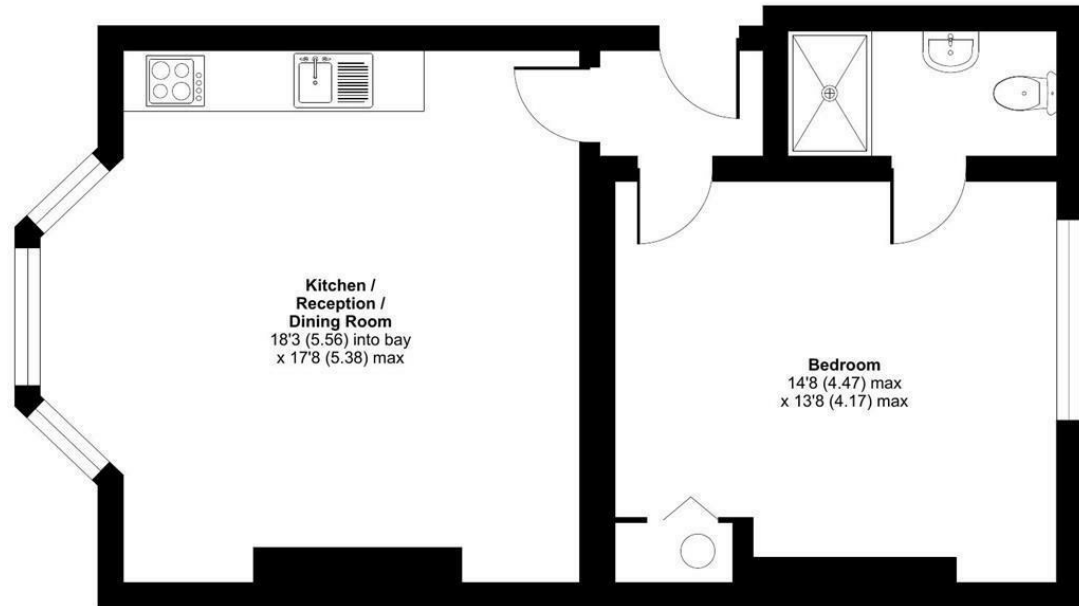
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Westerhall Road, Weymouth, DT4

Approximate Area = 580 sq ft / 53.9 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Avenue Sales and Lettings, REF: 968876.

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