



**Coburg Place, Dorset, DT4 8HP**  
Asking Price Of £320,000 Leasehold

  
**MARTIN&CO**

## Asking Price Of £320,000

- Spacious four-bedroom maisonette arranged over two floors
- Two bathrooms and two generous reception lounges
- Modern fitted kitchen with ample storage and workspace
- Prime town centre location close to shops, restaurants, and amenities
- Spectacular position just yards from Weymouth seafront and sandy beach
- Ideal investment, holiday home, holiday let, or buy-to-let opportunity
- Council Tax Band C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	51 E	
21-38	F		
1-20	G		



Situated in an exceptional town centre location just moments from Weymouth's iconic seafront and award-winning sandy beach, this substantial four-bedroom maisonette offers spacious and versatile accommodation arranged over two floors, making it an ideal investment purchase, holiday home, or buy-to-let opportunity.

Accessed via its own private entrance, the property opens onto a welcoming first-floor landing. The heart of the home is the impressive kitchen/dining room, a generous space perfect for entertaining, family dining, or holiday guests. Adjacent is a spacious living room flooded with natural light from multiple windows, providing a comfortable and inviting setting to relax and unwind. A convenient cloakroom/WC completes this floor.

Stairs rise to the second floor where four well-proportioned bedrooms are arranged around a central landing, offering flexible accommodation for families, guests, or multiple occupancies. The principal bathroom serves the upper floor and provides ample space for modern family living.

The property's generous layout, combined with its highly sought-after coastal position, creates a rare opportunity to acquire a sizeable residence in the heart of Weymouth. Restaurants, cafés, shops, the picturesque harbour, and excellent transport links are all within easy walking distance, while the beach and promenade are literally just yards away.

Whether you are seeking a spacious seaside retreat, a lucrative holiday let, or a strong buy-to-let investment in one of Dorset's most popular coastal destinations, this impressive maisonette presents an opportunity not to be missed.



## ENTRANCE HALL

DINING AREA 17' 10" x 13' 9" (5.44m x 4.19m) Max Measurement

KITCHEN 12' 5" x 9' 6" (3.78m x 2.9m)

LIVING ROOM 18' 8" x 15' 8" (5.69m x 4.78m) Max Measurement into Bay

## CLOAKROOM

## SECOND FLOOR LANDING

BEDROOM 13' 2" x 8' 1" (4.01m x 2.46m)

BEDROOM 12' 2" x 8' 3" (3.71m x 2.51m)

BEDROOM 9' 8" x 7' 9" (2.95m x 2.36m) Max Measurement into Chimney Breast

BEDROOM 9' 2" x 6' 11" (2.79m x 2.11m)

## BATHROOM

**LEASE INFORMATION** We have been informed that the property has a 125 year lease from 2017. Service charge £1650. Ground rent £250.

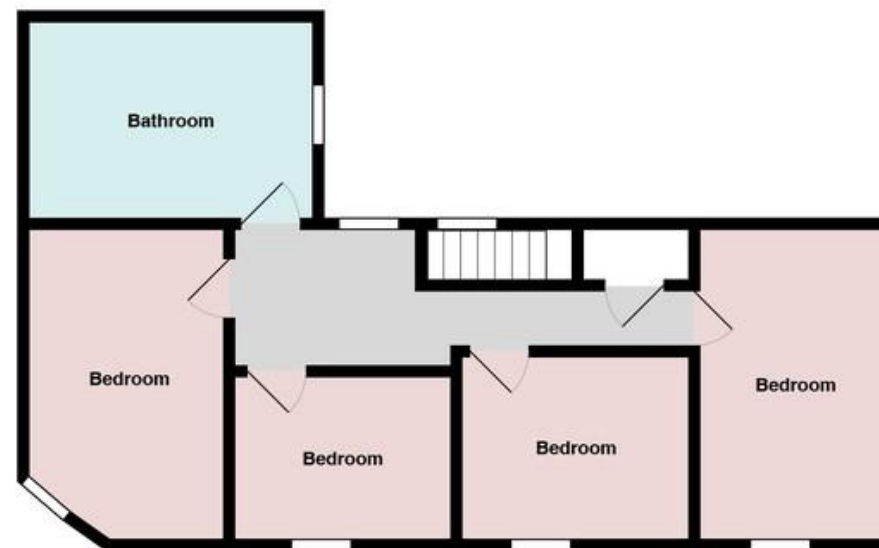
We recommend that all lease information is checked via a legal representative.







First Floor



Second Floor

All measurements are approximate and for display purposes only

## Martin & Co Weymouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.