



Fleet House, No 1 Chesil Beach  
Weymouth | Dorset | DT4 9YU

# FLEET HOUSE



*No.1 Chesil Beach is located on the edges of the Chesil and Fleet Nature on Weymouth's southernly point, harboured between the sea of Weymouth Bay and Fleet Lagoons - creating the Chesil Peninsula.*

*This stylish, 'lifestyle' development of luxury Waterfront Homes, Penthouses & Apartments, surrounded by beaches and water with stunning panoramic views in all directions offering arguably the best views along the south coast, are combined with contemporary living of the highest quality in a bustling and vibrant community with fantastic transport links, being on the mainline to London Waterloo.*

*The development is due to be complete in 2026, has been designed with luxury and eco-credentials at the forefront, using sustainable materials and locally sourced stone.*

*A stunning collection of 6 Waterfront Homes, 20 Apartments and 3 Penthouses, offering dual aspect sea views and beaches to both sides, finished to the highest standards of contemporary living in this unique coastal location. Available immediately to be bought off-plan, with completion due 2026, these apartments are ideal either as primary residences or as a fantastic 'lock-up and leave' second homes or holiday home investments in this thriving seaside town.*

*The Apartments focal feature is to maximise the stunning sea views, combined with luxury and contemporary interiors, with fully-fitted bespoke kitchens & bathrooms, quality carpeted bedrooms and contemporary living spaces. Furthermore, the majority of the apartments have balconies to enjoy expansive sea views, as well as landscaped communal gardens. The Penthouses offer unrivalled panoramic sea views across the harbour and Fleet Nature Reserve and are flooded with sunlight from the continuous balcony.*

*There is an underground car park whereby each unit includes either parking spaces or garaging, as well as secure storage facilities for sports equipment and bike storage.*

# KEY FEATURES

- Spectacular panoramic views across the Fleet Nature Reserve, Chesil Beach and Portland
- Five-storey contemporary townhouse offering exceptional space and versatility
- Secure underground garaging with tandem parking for two vehicles
- Additional lower-ground utility, WC and shower room — ideal after watersports and beach activities
- Stylish open-plan kitchen/dining room with balcony overlooking the Fleet
- Generous first-floor living room with its own balcony and flexible layout
- Four well-proportioned bedrooms, three featuring private shower ensuites
- Expansive third-floor principal bedroom suite with outstanding coastal vistas
- Private garden with direct access to high-quality communal landscaped gardens
- Prime waterside position combining tranquillity, natural beauty and modern luxury

Living room  
Kitchen Diner  
Cloakroom  
Bedroom 3  
Ensuite  
Bedroom 2  
Bedroom 1  
Ensuite  
Bathroom  
Primary Bedroom  
Ensuite  
Utility  
Garage

## Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Town House

Property construction: Standard

Council Tax: TBC

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom

Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Introducing Fleet House – an exceptional expression of coastal living at its finest.

Commanding incomparable panoramic views across the Fleet Nature Reserve and the iconic sweep of Chesil Beach, this remarkable waterside townhouse offers a rare opportunity to reside in one of Dorset's most celebrated coastal settings.

Set over five beautifully arranged floors, Fleet House has been thoughtfully designed to combine luxury, practicality and a seamless connection to its outstanding natural surroundings.

The lower-ground level provides secure underground garaging with tandem parking for two vehicles, accompanied by a utility room, WC and shower room – an ideal arrangement after a day spent sailing, paddleboarding or exploring the shoreline. Internal stairs rise effortlessly to the main accommodation.

On the ground floor, a generous private garden leads directly onto a contemporary, attractively landscaped communal garden. This level includes a WC, an inner hallway and access to the impressive open-plan kitchen/dining room, a stylish and social space that opens onto a wide balcony perfectly positioned to enjoy the ever-changing views over the Fleet.

The first floor offers a spacious landing and a wonderful living room, complete with its own balcony. This versatile room easily accommodates a work-from-home space or formal dining area, ensuring flexibility for modern living. A sizeable rear bedroom with its own shower ensuite completes this floor.

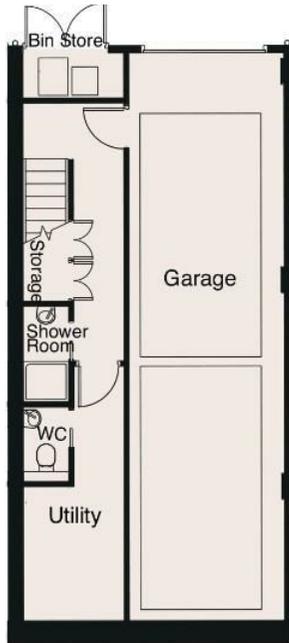
Ascending to the second floor, you will find two further bedrooms. The rear bedroom is notably generous, featuring a fitted wardrobe and a private shower ensuite, while the front bedroom also benefits from fitted wardrobes and plenty of natural light.

The third floor is dedicated entirely to the principal bedroom suite – a serene and luxurious retreat elevated to maximise head height, natural light and truly exceptional panoramic views stretching across Chesil Beach, Portland and the surrounding nature reserve.

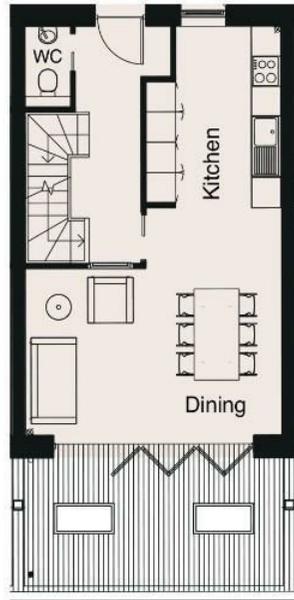




# FLOORPLAN



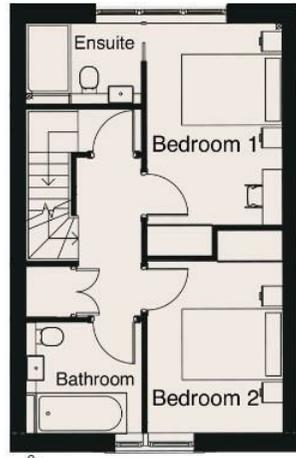
Basement



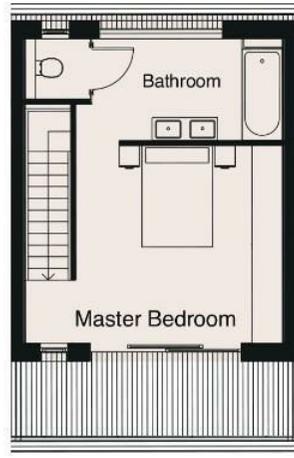
Ground Floor



First Floor



Second Floor



Third Floor



FLEET HOUSE 2284sq.ft. 212.1m<sup>2</sup>

LOUNGE - 5.09 X 4.62 (maximum measurements taken)

KITCHEN/DINING AREA - 8.09m x 5.08 (maximum measurements taken)

BEDROOM 3 - 3.36m x 2.67m  
Ensuite

BEDROOM 2 - 4.02m x 2.71m

BEDROOM 1 - 4.59m x 2.71m  
Ensuite

BATHROOM - 2.06m x 2.02m

PRIMARY BEDROOM - 4.08m x 3.93m  
Ensuite



**N°1  
CHESIL  
BEACH  
DORSET**

**ABOUT THE LOCATION**



Easily accessible from London with a mainline rail link from Waterloo, Weymouth offers an eclectic abundance of sporting, leisure and recreational facilities as a destination retreat for all year round.

British Seaside Town, with a piered pavilion, fun fair, promenade around the Bay, arcades, fudge & sweet shops and of course fish and chips.

The iconic watersports scene, home to the National Sailing Academy, was re-juvenated by the London 2012 Olympics – hosting some of the best competitions and instructors in the UK, being based at local training centres on the Chesil. Weymouth harbour itself covers an area of 8.6 square kilometres and is ideal for sports such as sailing, windsurfing & kiteboarding as it is exposed to reliable winds from most directions, combined with Chesil Beach and the breakwater offering shelter enough from large waves and currents for more leisurely sports such as paddleboarding, kayaking & fishing.

The town centre and restaurants of Weymouth are also easily accessible by boat with both the Quay and Marina located just under 2 miles from No.1 Chesil. Weymouth Quay is now boasting an array of renowned fish restaurants and eateries with fresh fish coming into the Quay daily, such as The Crab House, Sea Beats and Rock Fish to name a few. If going out further on the boat for the day, the restaurants such as The Hut on the Isle of White, The Pig on the Beach in Studland, Rick Steins in Sandbanks and The Priory in Wareham can all easily be accessed via the water should you keep a boat in the Weymouth Marina or come up to the Quay for the day.



On foot from No.1 Chesil, the South West Path provides a causeway for flat cycling or walking along the waterfront to the Quay and into the town (approx. 2 miles) and leading to the promenade along the bay.

Other leisure activities are also encouraged, with both horse riding and dog walking allowed on the beach all year round.

Weymouth is a great place for leisure, with the vibrant cobbled streets offering a variety of boutique shops, artisan cafes and galleries, as well as the popular Hope Square for its traditional pubs.

King George III is depicted on his horse on the famous landmark, the 'Osington White Horse' on the north of Weymouth on the South Dorset Downs – an ideal place for country walking with dogs, hiking and horse riding. The South West Coast Path also continues all along the Jurassic Coast, a UNESCO World Heritage Site and towards Studland.

The esplanade and seafront offers the best of the Great

**N°1  
CHESIL  
BEACH  
DORSET**

**WELL  
CONNECTED**

HAMPSHIRE

DORSET

By car to Bournemouth Airport 37 miles / 65 mins

Dorchester

Weymouth Marina

Osmington Mills

Ringstead Bay

Tyneham

Lulworth Cove

Weymouth

Rockfish Weymouth

National Sailing Academy

Wareham

Bournemouth

Sandbanks

ShellBaysstudland

ThePigstudland

Swanage Bay

Ferries  
Poole - France  
Southampton - Isle of Wight

CrabHouseCafé Weymouth

Jurassic Coast



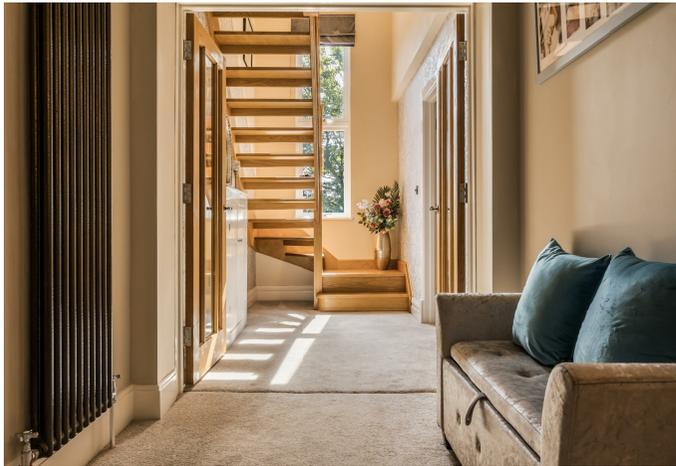




THE APARTMENTS

WATERFRONT HOMES





FINE & COUNTRY





# SPECIFICATION

The items within this specification are for guidance only and may be substituted at any time. Please check with a sales executive for the latest information.

## Kitchens

- Designer handleless modern kitchens with gloss finish, soft close doors and drawers
- Fully integrated appliances to include:-
- Electric Ovens
- Fridge Freezers
- Dishwashers
- Induction Hobs
- Washer/Dryers
- Undermounted Sinks with Chrome Spray Hose Taps

## Bathrooms

- Chrome Fittings to Showers and Baths
- Heated Chrome Ladder Towel Rails
- Shaver Sockets
- Mirror Lighting

## Penthouses & Waterfront Homes

- Air source heat pumps
- Air conditioning
- Underfloor heating

## Fitout, Mechanical & Electrical

- Air source heat pump boilers (hot water)
- Electric radiators
- Smart Control
- LED downlights with dimming
- External CCTV monitoring from Entryphone
- Ultrafast Broadband supporting Speeds up to 1Gbps
- Stylish hard floorings to Reception Rooms and Kitchens
- Fitted Carpets to Bedrooms

- Aluminium Framed Windows & Terrace Doors
- Storage for Sports Equipment
- Car & Bicycle Charging Facilities
- Bicycle Storage

## General

- 10 year New Build ICW Warranty
- AST & Holiday Lettings Permitted

The information within this document is indicative and is intended to act as a guide only as to the finished product. Subject to variation. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves by inspection or otherwise as to their correctness. Any areas, measurements or distances are approximate. The dimensions given on plans are subject to variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture.