



Camp Road, Weymouth, DT4 9HE
Offers In Region Of £375,000 Freehold


MARTIN&CO

- NO ONWARD CHAIN
- Impressive sea and coastline views
- Three-bedroom detached family home
- Sought-after elevated position in Wyke Regis
- Modern 17'5" kitchen/diner opening onto the garden
- Separate 13'10" lounge
- Family bathroom with bath and separate shower



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



NO ONWARD CHAIN – DETACHED COASTAL HOME WITH IMPRESSIVE SEA VIEWS

Occupying an elevated position in the popular Wyke Regis area of Weymouth, this well-presented three-bedroom detached home combines generous accommodation, excellent outside space and far-reaching coastal views towards Chesil Beach, Portland Harbour and the surrounding coastline.

Offered for sale with no onward chain, the property provides a particularly appealing opportunity for buyers looking for a permanent family home or a home close to the Dorset coast.

The accommodation begins with an entrance hall providing access to the principal ground-floor rooms and stairs to the first floor.

The lounge measures approximately 13'10" x 13'4" and provides a comfortable, light-filled living space.

A particular feature of the property is the 17'5" kitchen/diner, fitted with contemporary grey cabinetry and contrasting work surfaces. The generous proportions provide space for dining, while glazed double doors introduce plenty of natural light and create a direct connection with the rear garden – ideal for everyday family living and entertaining.

A useful additional hall provides storage and space for appliances, together with access to a ground-floor WC and a door opening onto the side garden.

Upstairs, the naturally bright landing leads to three bedrooms and the family bathroom. Two of the front-facing bedrooms take advantage of the property's elevated position and enjoy impressive views across the surrounding rooftops towards the sea and coastline, giving the first floor a real sense of location.

The family bathroom is well appointed with both a full-size bath and separate shower enclosure, alongside the remaining sanitary ware.

Outside, the house benefits from an unusually generous amount of outdoor space, with enclosed gardens extending around the front, side and rear of the property. The rear garden is predominantly laid to lawn and provides excellent space for children, entertaining or simply enjoying the coastal setting.

Gated access from the garden leads towards the property's allocated parking and garage within a nearby block, providing useful parking and additional storage.

The location is another significant attraction. Wyke Regis offers access to local amenities, schools, medical facilities and bus services, while the nearby Fleet lagoon and surrounding coastline provide excellent opportunities for walking and enjoying the area's natural surroundings.

With its combination of detached accommodation, sea views, generous gardens, garage and no onward



chain, this is a property that deserves to be viewed to fully appreciate both the accommodation and its elevated coastal setting.

LOUNGE 13' 10" x 13' 4" (4.22m x 4.06m)

KITCHEN/DINER 17' 5" x 9' 9" (5.31m x 2.97m)

WC

BEDROOM 10' 10" x 9' 11" (3.3m x 3.02m)

BEDROOM 13' 4" x 11' 6" (4.06m x 3.51m)

BEDROOM 8' 10" x 8' (2.69m x 2.44m)

BATHROOM

GARAGE







All measurements are approximate and for display purposes only

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