



## The Esplanade

Weymouth Town Centre, Weymouth DT4 8DG

- Stunning Panoramic Sea Views
  - One Double Bedroom
- Open Plan Living / Kitchen Areas
  - Modern Fitted Kitchen
- Close To Local Shops & Amenities
- Beachfront Location on The Esplanade
  - Holiday Lets Permitted
  - Character Property
  - Well Presented
  - Transport Links Nearby

Offers In Excess Of £140,000 Leasehold



## SUMMARY OF ACCOMMODATION

### Communal Hallway

### APARTMENT

#### Lounge Area

17'4" max x 10'7" max Irregular shape

#### Kitchen Area

13'9" max x 7'6" max Irregular shape

#### Bedroom

13'7" max x 10'7" max Irregular shape

#### Bathroom



Positioned on The Esplanade, and overlooking the glorious Weymouth Bay with panoramic views, is this top floor, one double bedroom apartment. This character property benefits from an open plan kitchen / living area, one double bedroom and bathroom. The apartment is within close proximity to the many amenities of Weymouth Town Centre. Holiday lets are permitted!

Access to the building is via an entrance door to the well maintained communal reception hallway with stairs ascending to all floors. Upon entering the apartment, you are greeted by a hallway, hosting doors to the living area and bedroom. This well presented apartment boasts a spacious, front aspect, open plan lounge/kitchen. There are two front aspect sash windows, which allow ample amounts of natural light to flood the room and where the stunning panoramic sea views can be enjoyed. The modern fitted kitchen area offers a selection of eye and base level storage cupboards, integral oven and hob and built-in additional domestic appliances. The lounge area is sizeable enough to fit several items of furniture whilst there is further room for a dining table.

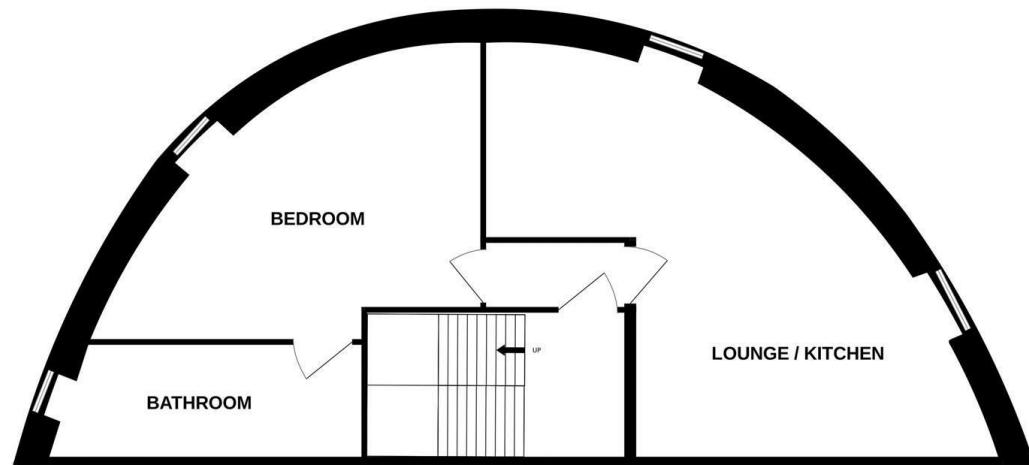
The double bedroom boasts a further front aspect window providing good natural light. The bathroom comprises a low-level WC, pedestal wash hand basin and panelled bath with a shower over and complementary tiling.

The property is situated in a sought-after location of Weymouth seafront and promenade within close proximity of the local shops, cafes, restaurants of Weymouth town centre. Other amenities nearby include bus routes to surrounding areas.

The vendor informs us that the property has a 125 year lease which started in December 2015, the ground rent is £150 per year with a service charge of approximately £1,044.96 which is paid quarterly and reviewed annually, holiday and residential lets are permitted, pets are not allowed. Buildings insurance is £517.26 per annum.



Local Authority **Dorset Council**  
Council Tax Band **A**  
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Weymouth Office

115 Dorchester Road, Weymouth, Dorset,  
DT4 7JY

#### Contact

01305 858470  
[info@austinpropertyservices.co.uk](mailto:info@austinpropertyservices.co.uk)  
[austinpropertyservices.co.uk](http://austinpropertyservices.co.uk)

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