



Instinct Guides You



Castle Hill Road, Weymouth £285,000

- Striking Sea Views from Velux Balcony
- Ground Floor Living
- Southerly Rear Garden
- Modern Fitted Kitchen
- Two Reception Rooms
- Located in Old Wyke
- Side Access
- Abundance of Nearby Amenities



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Nestled in the heart of Old Wyke is this lovely three bedroom home with STRIKING SEA VIEWS and the option for GROUND FLOOR LIVING. The property retains two reception rooms and a low maintenance SOUTHERLY GARDEN as well as an array of nearby amenities.

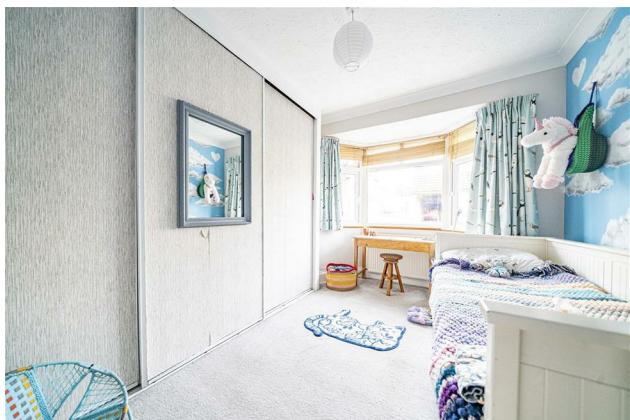
A wall sets the home back with a gate and side access. Inside, an entrance vestibule provides easy storage for shoes and coats.

To the left, a spacious lounge enjoys characterful bay window, amplifying space and light. A red-brick chimney creates a feature focal point with ample floorspace surrounding for furnishings. The subsequent log burner compliments the room. Opposite is the second of three bedrooms, featuring large built in wardrobe and a similar bay window.

Just behind, the smallest bedroom enjoys ample proportions as a single room or study. The hall occupies the heart of the home and seemingly forms part of the kitchen diner space, linking the rooms effortlessly. The kitchen features a range of storage units in a contemporary style as well as extensive preparation space while the dining room retains a bay window with both overlooking the garden.

Upstairs, the main bedroom is the main attraction. Excellent proportions allow for a true principle bedroom but the striking sea views make the space.; A Velux balcony allows for the outside to blend with the inside, enhanced by the onlook towards Portland's iconic marina.

The garden is a low maintenance lawn space with initial patio area, utilising the southerly aspect and privacy.



Room Dimensions

Living Room 11'11" max x 10'10" plus bay (3.64m max x 3.32m plus bay)

Dining Room 13'7" into bay x 10'4" max (4.16m into bay x 3.16m max)

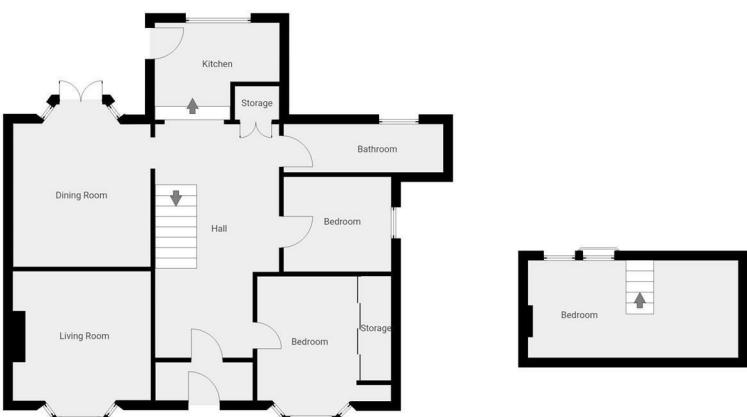
Kitchen 11'10" max x 10'9" max (3.63m max x 3.30m max)

Bedroom One 17'7" max x 12'4" max with height restrictions (5.38m max x 3.76m max with height restrictions)

Bedroom Two 13'4" max into bay x 7'9" plus recess (4.07m max into bay x 2.37m plus recess)

Bedroom Three 9'0" x 7'11" (2.75m x 2.43m)

Bathroom



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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