



Alexandra Road | Charlestown | Chickerell | DT4 9TL

**£145,000**

BEAUMONT  JONES



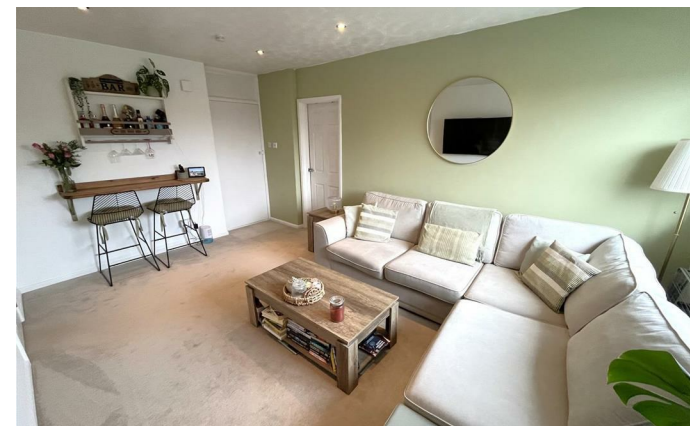
**Alexandra Road | Charlestown**  
**Chickerell | DT4 9TL**  
**£145,000**

We are delighted to offer a generous sized one double bedroom first floor apartment with garage and parking set within a quiet residential area in Charlestown, Chickerell. This perfect first time buy offers a large double bedroom, kitchen, lounge/diner and shower room. Viewing is highly recommended to be fully appreciated.

- One Double Bedroom First Floor Apartment
- Perfect First Time Purchase
- Immaculately Presented Throughout
- Garage with Parking Space for One Vehicle
- Popular Residential Area Within Charlestown
- Lounge/Diner

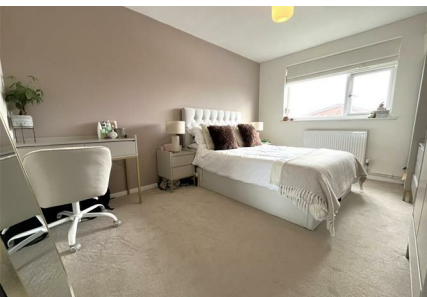
**Full Description**

Entrance into the block is via a side aspect communal door leading into a communal hall with stairs rising to the first floor. The apartment is located on the first floor (top floor). Entrance into the flat is via a wooden door leading into the spacious lounge/diner which is immaculately presented throughout and offers a front aspect double glazed window, plenty of space for furniture including dining table and chairs and doors into the remaining accommodation. The kitchen is located off the lounge/diner offering a fitted kitchen comprising eye and base level units with work surfaces over, space for oven and under counter fridge/freezer, wall mounted combination gas boiler, space and plumbing for washing machine, access to loft via





This well-presented flat would make an excellent first time purchase.



hatch and a side aspect double glazed window.

Reverting back to the lounge/diner, the bedroom is a generous sized double offering a front aspect double glazed window, plenty of space for a large bed and furniture. The modern shower room has a suite including a shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a front aspect double glazed window.

Outside offers a single garage within block separate to the property which is accessed via Putton Lane the road parallel to Alexandra Road with a locked security gate which opens to the apartments communal entrance door. The garage offers an up and over door with parking for one vehicle in front.

The property sits within a quiet cul-de-sac within the popular residential area of Charlestown. Good local schools including Budmouth Academy, amenities and a regular bus service are all close by making this the ideal family home/first time purchase. Viewing is a must to be appreciated.

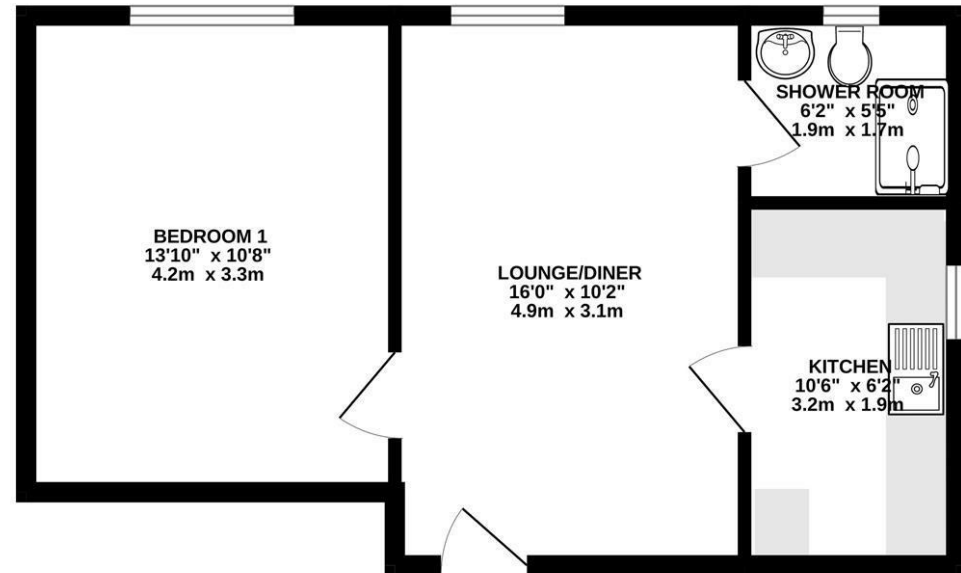
Rating Authority: Dorset (Weymouth & Portland) Council.  
Council Tax Band A. Services: Mains gas, electric & drainage.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FIRST FLOOR 408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 408 sq.ft. (37.9 sq.m.) approx.

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 mis-statement. This plan is for illustrative 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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*We value more than your property*

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