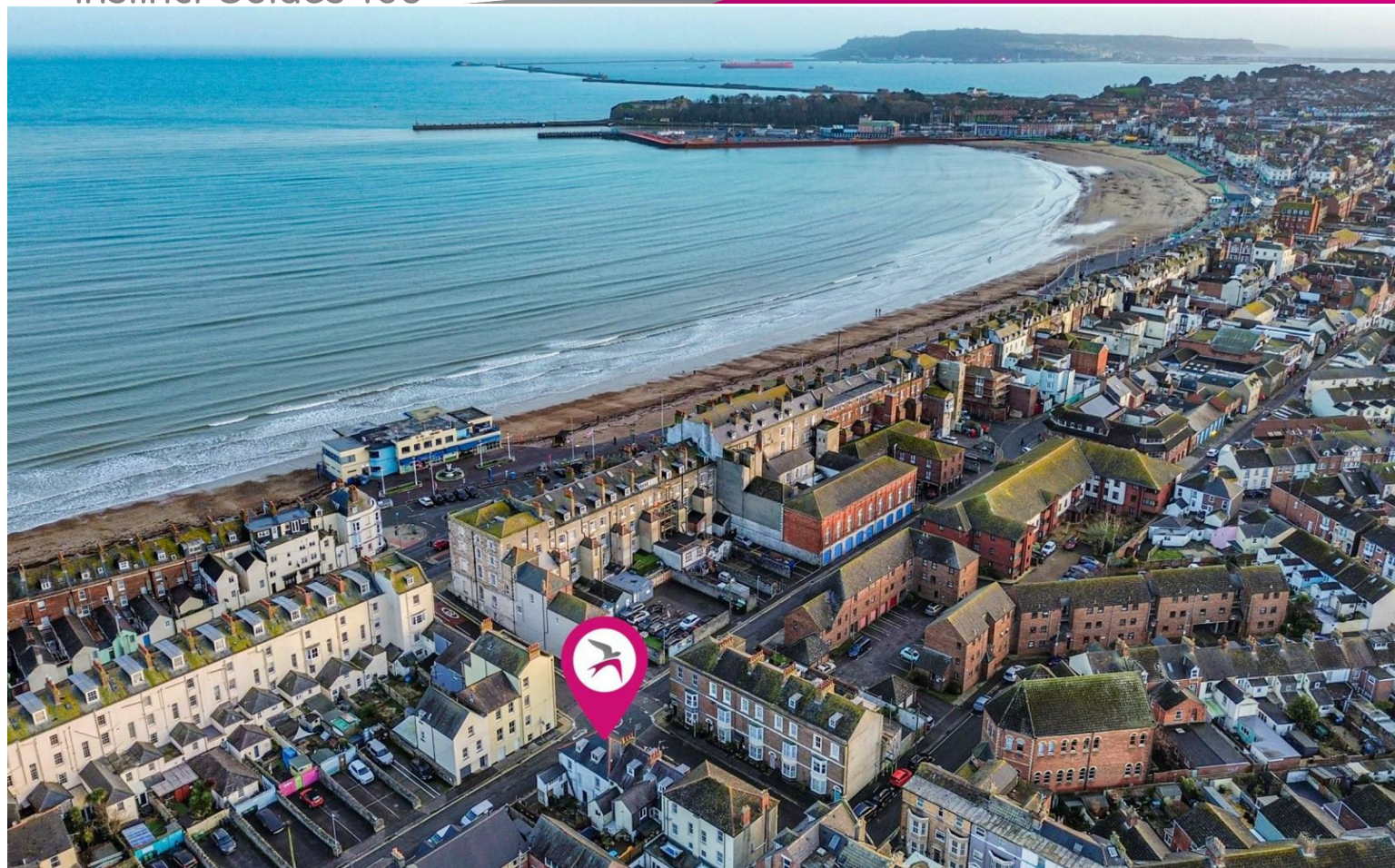




Instinct Guides You



Lennox Street, Weymouth, DT4 7HB £300,000

- Block of Two Self Contained Apartments
- Freehold / Income Potential
- Parking Spaces for Both Flats
- Transport Links Nearby
- Close To Award Winning Beach Front
- Totaling Four Bedrooms and Two Reception Rooms
- Characterful Building
- Level Walk to Town



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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Step inside this unique freehold opportunity to acquire TWO SELF-CONTAINED FLATS within a historic building just MOMENTS FROM WEYMOUTH SEAFRONT. The home retains two off-road parking spaces and is spread across three floors - Flat 1 occupies the ground floor with Flat 3 occupying the remainder of the property. With superb investment potential and level walks to town and all its encompassed amenities, this home is a must view for someone looking to acquire a superb sea side retreat-come-investment.

Built circa 1850, the home sits towards the beach end of Lennox Street as an imposing double-fronted building with parking and access to flat 3 located to the rear - accessible via Victoria Street.

Flat 1:
With private entrance located to the buildings front, flat one occupies the ground floor. An immediate left offers access to a double bedroom with ample room for further furnishings, linking seamlessly to a separate dressing/shower room. Within the dressing room, a cubicle hosts toilet and shower with basin outside. A large storage cupboard completes the room.
The other half of the accommodation includes a spacious lounge diner and kitchen. The lounge diner is a vast space with characterful fireplace and bay window complimenting the proportions. Adjacent, the kitchen completes the apartment

Flat 3:
Entering the building at the rear, the accommodation is situated over 2 floors. First floor comprises a lounge, kitchen, bedroom and bathroom. The lounge is a good size with ample floor space for a range of furniture, an ideal space for entertaining friends and family. The kitchen provides ample work surface and storage with double folding doors that open up to the lounge. Bedroom one is a generous double room benefitting from wall to wall fitted wardrobes and a bay window to amplify light. The bathroom hosts a bath, toiler and basin.
The top floor hosts the remaining two bedrooms, suitable for double beds with additional storage in the eaves.

Externally, there are at least two car parking spaces to the rear - currently marked as one for each flat. Additional storage can be found in the form of two labelled outbuildings.

Flat 1 (Ground Floor)

Bedroom 11'11" max x 11'0" max (3.64m max x 3.37m max)

Dressing Room
includes Shower, Toilet, Basin and Storage

Living Room/Diner 14'9" into bay x 11'10" max (4.50m into bay x 3.62m max)

Kitchen 8'11" x 8'7" (2.73m x 2.62m)



Flat 3 (Middle and Top Floor)

Living Room 15'7" > 11'8" x 11'3" > 7'6" (4.75m > 3.58m x 3.43m > 2.31m)

Kitchen 11'9" max x 9'9" max (3.59 max x 2.98 max)

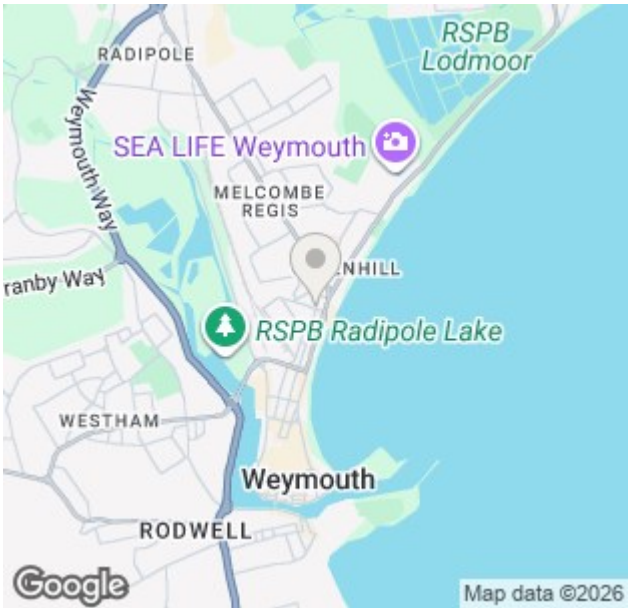
Bathroom 9'8" max x 8'10" max (2.96 max x 2.71 max)

Bedroom One 11'9" plus bay x 9'7" max (3.59 plus bay x 2.93 max)

Bedroom Two 13'8" max plus recess x 8'11" max (head restrictio (4.17m max plus recess x 2.72m max (head restrictio)

Bedroom Three 12'8" > 9'11" > 6'0" x 13'8" > 9'11" > 6'11" (3.88m > 3.03m > 1.85m x 4.18m > 3.04m > 2.13m)





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	
39	74
England & Wales EU Directive 2002/91/EC	

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	
England & Wales EU Directive 2002/91/EC	