







Eastdown Avenue

Preston, Weymouth DT3 6QN

- Detached Family Residence
- Four Bedrooms
- Sitting / Dining Room with Private Balcony
- Contemporary Fitted Kitchen / Breakfast Room
- Separate Utility Room
- First Floor Shower Room, En-Suite Shower Room & Additional WC
- Double Glazing, Gas Central Heating & Water Softener System
- Double Garage / Storage Room with Hobby Room
- Front Driveway for Multiple Vehicles
- Beautiful Rear Garden

£580,000 Freehold







SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Bedroom Two
15'7" x 9'3"

Bedroom Three
12'10" x 8'11"

Bedroom Four
12'1" x 6'9"

Shower Room

Utility Room
9'10" x 4'9"

Hobby Room
10'5" x 16'5"

FIRST FLOOR

First Floor Landing

Open Plan Sitting / Dining Room
13'3" max x 18'9" max

Balcony

Kitchen / Breakfast Room
19'9" x 9'5"

Bedroom One
17'1" max x 12'11" max

En Suite Shower Room

Separate WC

OUTSIDE

Front Driveway

Garage / Storage Room
5'1" x 16'5"

Rear Garden

We are delighted to offer for sale this beautifully presented and versatile detached home, occupying an elevated position within a highly sought-after and peaceful area of Weymouth, enjoying attractive sea views and located within approximately a 10-minute walk of the beach and nearby nature reserve. The property offers spacious and flexible accommodation arranged over two floors and has been well maintained and improved by the current owners. With four bedrooms, generous living accommodation, a professionally converted double garage and superb outdoor space, this is a home that offers considerably more than first meets the eye.

A particular feature is the impressive first-floor lounge/diner, which enjoys a wonderful elevated outlook and access to raised balcony areas with glass balustrades. From here, there are lovely views towards the sea and surrounding coastline, creating an ideal space for relaxing and entertaining. The kitchen is well appointed and benefits from an excellent range of storage and work surfaces, together with integrated appliances including a fridge/freezer and dishwasher, an electric oven and hob with extractor hood. The room enjoys plenty of natural light and also benefits from the property's elevated position and sea views.

The accommodation currently provides four bedrooms, including a spacious principal bedroom with en-suite facilities, together with additional bedrooms on the ground floor and a family bathroom/shower room.

A major benefit of the property is the professionally converted double garage, which has been transformed into a superb craft room and provides an exceptionally versatile additional space. It could be used as a hobbies room, home office, studio, games room or, subject to any necessary permissions, potentially as a fifth bedroom.

Importantly, the original up-and-over garage doors have been retained, creating useful storage space behind them for bicycles, outdoor equipment, surfboards and other items. This is an unusual and practical feature which adds considerable flexibility to the property.

Outside, the rear garden is predominantly laid to artificial grass and includes a raised patio area, providing an excellent space for outdoor seating and entertaining. The elevated position also allows the garden and balcony to benefit from the property's attractive coastal outlook.
To the front is a private independent driveway providing excellent off-road parking, with access to



















the converted double garage.

The property further benefits from double glazing, gas-fired central heating, a hard-wired fire alarm system and a water softener.

The property is ideally situated for enjoying the many attractions of the Dorset coast. Weymouth's beautiful sandy beach, picturesque harbour and extensive seafront are easily accessible, while the nearby nature reserve provides wonderful opportunities for walking and enjoying the surrounding countryside.

The highly regarded coastal locations of Bowleaze Cove, Weymouth Beach and Lodmoor Nature Reserve are all within easy reach. Weymouth is a popular seaside town situated on the Jurassic Coast, approximately seven miles south of Dorchester. The town offers a wide range of amenities including shops, supermarkets, schools, doctors, dentists, library and leisure facilities, together with excellent opportunities for walking, cycling and water-based activities. The town's position on the Dorset coast also makes it an excellent base for exploring the wider Jurassic Coast and surrounding countryside.









Local Authority Dorset Council
Council Tax Band E
EPC Rating D

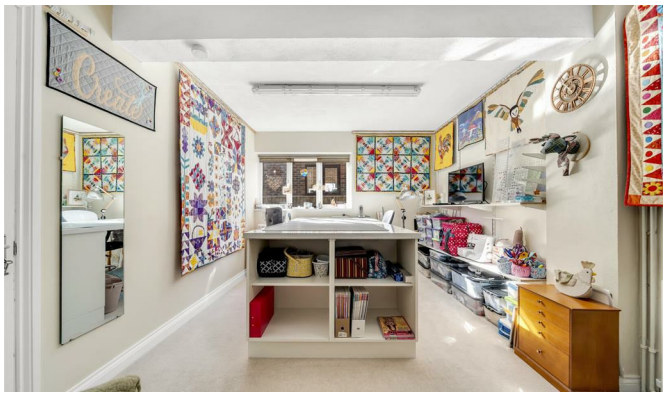
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Approximate Ground Floor Area = 844.84 sq ft / 79.15 sq m
Approximate First Floor Area = 797.66 sq ft / 74.73 sq m
Approximate Total Area = 1642.5 ft / 153.88 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.







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