



Essex Road | Weymouth | Dorset | DT4 0BA

Offers Over £147,500

BEAUMONT  JONES

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Dorset | DT4 0BA
Offers Over £147,500

Offered with no onward chain is this spacious two double bedroom ground floor flat within walking distance of the town centre and local amenities. The property offers a front garden laid to hard standing and planted borders, generous sized hall with a built-in under stairs storage cupboard, modern style fitted kitchen & bathroom, rear porch and shared rear access. Viewing is highly recommended to appreciate the size of this great first time purchase/downsize/investment.

- Spacious Two Double Bedroom Ground Floor Flat
- Excellent First Time Purchase/Downsize/Investment
- Rear Porch & Shared Rear Access
- Front Garden Area
- No Onward Chain
- Modern Style Kitchen & Bathroom
- Walking Distance of The Town & Amenities

Full Description

Entrance into this spacious ground floor flat is via a front aspect double glazed door leading into spacious hall running the length of the property with a built-in under stairs storage cupboard and door lead through to all accommodation. Starting at the far end of the property is a spacious modern style fitted kitchen comprising eye and base level units with work surfaces, space and plumbing for kitchen appliances, side aspect double glazed window and a rear aspect double glazed door leads out into a rear porch with dual aspect double glazed windows, power points and a side aspect double glazed door leads out onto steps leading down to a shared rear access. The living room is off the kitchen offering plenty of space for furniture, side aspect double glazed window and a wall mounted gas combi boiler.



This spacious two double bedroom ground floor flat would make an excellent first time purchase/ downsize/investment within walking distance of the town and amenities.



The master bedroom is front facing with a box-bay window. This room is a generous sized double offering great space for a large bed and furniture. Bedroom two is a further generous sized double with a side aspect double glazed window. The modern style bathroom comprises a suite including a panel enclosed bath, low level WC, wash hand basin and a side aspect double glazed window.

Outside offers a front garden laid to hard standing with planted border. There is gated shared rear access with steps leading up to the rear porch and access into the kitchen.

The property sits within walking distance of the town, harbour and local amenities including a supermarket.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band B.

Services: - Gas central heating. Mains electric & drainage.

Lease & Maintenance Information - The vendor informs us that there is a 999 year lease which commenced 1979 with this flat paying a 40% share of the maintenance on an as and when basis with the upper flat paying the remaining 60%. (These details should be checked by your solicitor before incurring any expenditure to clarify accuracy)

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

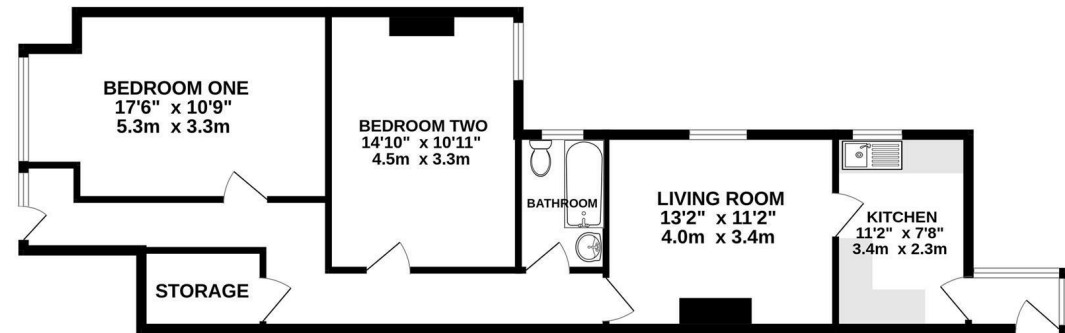




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

GROUND FLOOR 776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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