



Earls Court, Freemantle Road | Littlesea | Weymouth | DT4 9DZ

£170,000

BEAUMONT  JONES

**Earls Court, Freemantle Road
| Littlesea
Weymouth | DT4 9DZ**

We are delighted to offer a generous sized two double bedroom maisonette flat with own private entrance and garden within a quiet residential area in Littlesea. This perfect first time buy offers two double bedrooms, modern kitchen, lounge/diner, modern bathroom and allocated parking. This property is offered with no forward chain and a viewing is highly recommended to appreciate.

- Generous Sized Maisonette ▪ Two Double Bedrooms Flat
- Garden & Allocated Parking ▪ Private Entrance
- Modern Kitchen & Bathroom ▪ Perfect First Time Purchase

Full Description

Entrance into the property is via it's own private entrance with a front aspect double glazed door leading into a welcoming hallway with ample space to store coats and shoes as well as a built in under stair storage cupboard. Stairs rise to the first floor with a side aspect double glazed window providing an abundance of light onto the landing area, which offers a built in cupboard housing a combi boiler and storage, access to a large partially boarded loft via loft hatch and doors open to all of the accommodation. The spacious lounge/diner offers a rear aspect double glazed window, inset electric fire place and offers plenty of space for living room/dining furniture. The stunning kitchen comprises of eye and base level units with oak veneer work



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



surfaces over, tiled splashback around, front aspect double glazed window, space and plumbing for a washing machine and space for a fridge/freezer and oven.

Reverting back to the hallway the remaining accommodation can be found. The master bedroom is a beautiful and spacious room with dual aspect double glazed windows. Bedroom two is a further double with a side aspect double glazed window and an open storage cupboard currently housing the tumble dryer. The modern bathroom has a panel enclosed bath with a wall mounted mixer shower over, low level WC, vanity wash hand basin, heated towel rail, partially tiled around and a front aspect double glazed window.

Outside offers a garden which is mostly laid to lawn with planted shrubs and a decked area. There is hardstanding providing allocated parking for one car close to the front door.

The property sits within a popular residential road within the Littlesea estate which is ideally situated close to local amenities including a Tesco Express, doctor's surgery and pharmacy. There is a regular bus service to Weymouth town centre and well-regarded schools area close by.

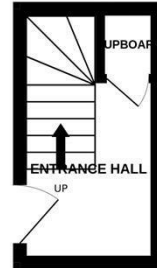
Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

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. Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

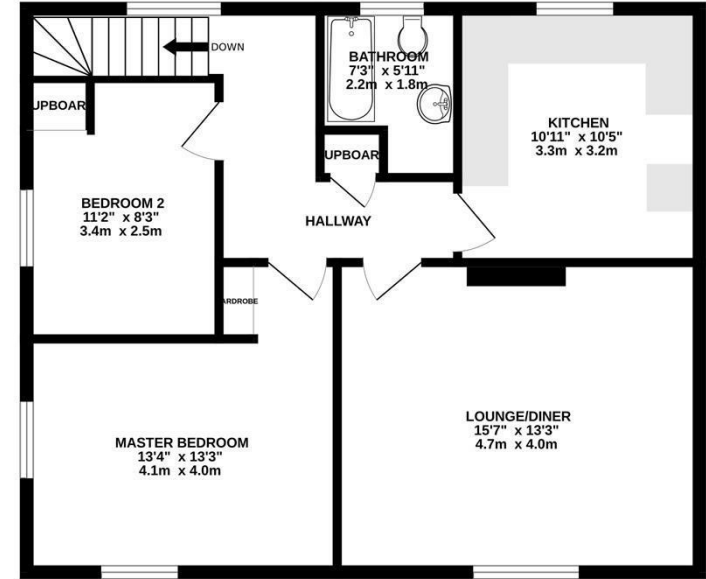


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
64 sq.ft. (6.0 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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