



**DIRECT**



**MOVES**



## **Marina Place, Commercial Road**

, Weymouth DT4 7DY

- Inner harbour and yacht views
- Modern contemporary living
- Secure gated access covered parking
  - Light and airy feel
- Excellent bus and train routes nearby
- Two bedroom second floor purpose built apartment
- Share of Freehold with holiday letting permitted
  - Bathroom and ensuite shower room
- Short walk to beach and The Esplanade
  - No Forward Chain

**Offers Over £275,000 Leasehold - Share of Freehold**







### Summary

Harbourside, second floor purpose built apartment with share of freehold, boasting two bedrooms and two bathrooms along with secure gated parking. This apartment benefits from both lift and stair access, and makes a fantastic home if your looking for a unique town centre location with spectacular inner harbour and yacht views.

The apartment features a welcoming open plan reception room, perfect for relaxing or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere along with double doors onto juliet balcony.

The property includes a modern kitchen and bathroom, plus en-suite shower room designed for both style and practicality. Each bedroom provides a tranquil space to unwind after a long day, ensuring restful nights and rejuvenating mornings.

One of the standout features of this flat is the gated entrance allocated parking, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, cafes, and the stunning Weymouth beach, which is just a short stroll away.

This spectacular apartment is currently used as a popular, privately managed holiday home and presents an excellent opportunity whether you are seeking a new home or a rental investment, this property is sure to impress with its ideal location and comfortable living spaces. Don't miss the chance to make this delightful apartment your own.



### Access and Communal Area

Enter via a smart UPVC communal front door into a well-maintained, carpeted hallway with stairs and lift access to all floors. Front aspect double-glazed windows allow natural light to flow through the space.

### Entrance Hallway

Step inside to a bright rear aspect hallway, enhanced by sash windows, ceiling spotlights, and practical touches including a radiator, storage cupboard, and a utility cupboard with space and plumbing for a washer/dryer.

### Open Plan Living Area

A beautifully spacious and light-filled living area, featuring:

#### Lounge Area:

Double-glazed sash window and Juliet balcony framing stunning harbour and countryside views. Includes an elegant electric fireplace, radiator, ceiling coving, and TV and power points.

#### Kitchen Area:

Fitted with a range of eye-level and base units, integrated fridge-freezer, full-size dishwasher, gas oven and hob with extractor, and a stainless steel 1.5 bowl sink with mixer tap. Finished with ceiling coving and recessed lighting for a sleek, modern feel.

### Bedroom One

12'5" x 15'1"

A generous dual-aspect double bedroom with two sash windows and a Juliet balcony overlooking the harbour. Features include radiator, ceiling light, power points, and access to:

### En-Suite

7'2" x 7'2"

Stylishly appointed with a walk-in shower and sliding glass door, low-level WC, hand basin with mixer tap, extractor fan, ceiling spotlights, obscured double-glazed window, and cupboard housing the combination boiler.

### Bedroom Two

8'6" x 8'10"

A comfortable front aspect room with a Juliet balcony offering further views of Weymouth Harbour. Includes radiator, ceiling light, and power points.

### Main Bathroom

6'2" x 7'2"

Contemporary and partially tiled, featuring a full-width bathtub with rainfall and handheld shower, low-level WC, hand basin with mixer tap, radiator, extractor fan, and recessed lighting.

### Enclosed car park

The property benefits from an allocated parking space within a secure, code-operated gated residents' car park, along with access to a communal external storage area.

### NB

This property has a share of the freehold and is a well-established and successful holiday let, currently operating with strong occupancy rates and repeat bookings.

### Disclaimer

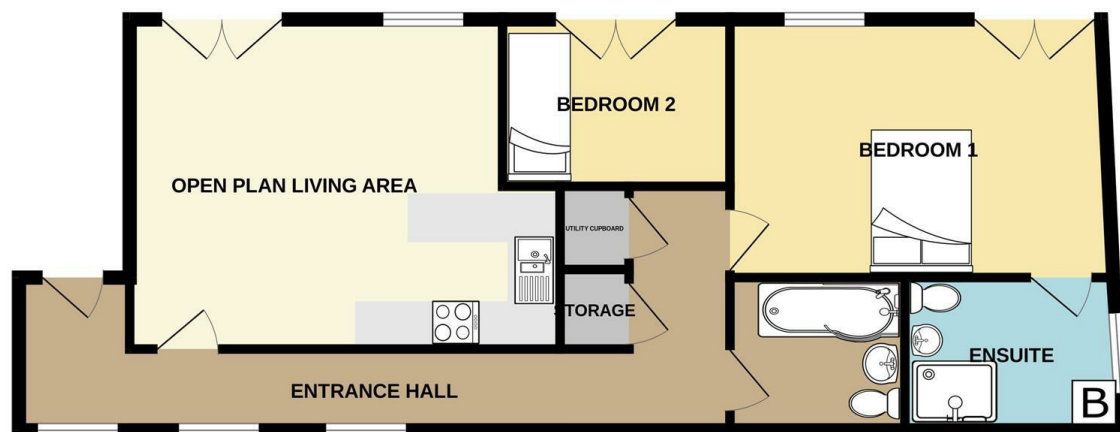
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Local Authority  
Council Tax Band **C**  
EPC Rating **C**

## GROUND FLOOR



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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