

Flat 5

35 Preston Road, Weymouth, Dorset

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35 Preston Road
Weymouth
Dorset DT3 6PX

A stylish two bedroom, two bathroom top floor penthouse enjoying views over Weymouth beach.

2 2 1

- Cash buyers
- Private balcony with sea views
- Close to the beach and amenities
- Modern fitted kitchen & bathrooms
- Allocated parking
- Communal garden
- Leasehold with 64 years remaining on the lease.
- Service charge £1,939 per annum & Ground rent £200 per annum.

Guide Price £150,000

Leasehold

Weymouth Sales
01305 756989
weymouth@symondsandsampson.co.uk







THE PROPERTY

This modern purpose built second floor penthouse is within close proximity to the beach.

The entrance has an intercom entry system with a communal hallway with stairs leading to the top floor. The apartment comprises of an entrance hall, a generous sitting room with ample dining space and a good amount of natural light and double doors leading onto a private balcony with views overlooking Lodmoor Nature Reserve towards Weymouth Bay. The fitted kitchen enjoys views over to Weymouth bay and comprises of a range of wall and base units with work surfaces over. The integrated appliances include dishwater, oven and induction hob with extractor. Space for ridge and space and plumbing for washing machine.

The principal bedroom has an en-suite shower room and access to storage in the eaves. There is a further dual aspect double bedroom with sea views and a separate modern bathroom suite.

OUTSIDE

The penthouse has an allocated parking space to the rear of the building. Visitors space available to the front. Additionally, residents have access to a communal garden.







STIUATION

The penthouse is situated on the outskirts of Weymouth in one of the area's most enviable locations just a short walk to the beach at Overcombe.

There are a wide range of local amenities close by including post office/ general store, café, public house, restaurant and florist. Approximately half a mile away at Chalbury Corner there is a doctor's surgery and deli/off license. The bustling and lively town centre can be found within approximately 2 miles and provides a comprehensive range of shopping and educational facilities. There is a large sandy beach as well as a picturesque inner harbour surrounded by a number of boutiques, eateries and café/bars.

Weymouth and Portland boast excellent sailing and water sport facilities and the resort is surrounded by rolling countryside which is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words ///acid.cleanest.processor

SERVICES

Mains water, drainage, electricity and gas are connected.
Gas fired central heating.

Broadband - Ultrafast speed available
Mobile - There is mobile coverage in the area. Please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

We are advised by the vendor that the length of lease remaining is 64 years. Cash purchases only.

Please contact the office for further details regarding extending the lease.
Managed by Templehill and the management company is Brightsplit Ltd
Service charge £1,939 per annum
Ground rent £200 per annum.

No holiday lets are permitted.

SOLICITORS

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Preston Road, Weymouth

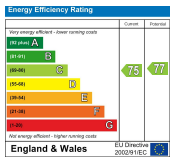
Approximate Area = 781 sq ft / 72.5 sq m
Limited Use Area(s) = 195 sq ft / 18.1 sq m
Total = 976 sq ft / 90.6 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1472275







Weymouth/pgs/6.11.26

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