



King Street , Weymouth, DT4 7BH
Offers Over £220,000 Leasehold


MARTIN&CO

- STONES THROW FROM WEYMOUTH BEACH
- IDEAL HOLIDAY HOME OR INVESTMENT
- Five Double Bedrooms
- Substantial Accommodation Over Two Floors
- Private Roof Terrace
- Partial Sea Views
- Moments from Weymouth Town Centre

STONES THROW FROM WEYMOUTH BEACH – FIVE DOUBLE BEDROOMS – PRIVATE ROOF TERRACE – IDEAL COASTAL HOME OR INVESTMENT

Occupying a superb central position just moments from Weymouth's famous sandy beach, seafront and bustling town centre, this substantial five-double-bedroom maisonette offers an unusual amount of accommodation in

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



the heart of one of Dorset's most popular seaside towns.

Arranged over two generous floors and approached via its own private entrance, the property offers highly versatile accommodation that could appeal to a wide variety of purchasers – whether searching for a spacious permanent residence, a coastal holiday home or an investment opportunity.

The location is undoubtedly one of the property's principal attractions. Step outside and Weymouth's beach, Esplanade, shops, cafés, restaurants and town centre amenities are all close at hand, making this a particularly convenient base from which to enjoy the town and surrounding Jurassic Coast.

Internally, the scale of the accommodation immediately sets the property apart.

The impressive 22'3" lounge provides an excellent principal reception space, while the 17'4" fitted kitchen

offers generous preparation and storage space. A separate utility room provides additional practicality.

Further reception accommodation gives the property considerable flexibility, with space capable of being adapted to suit a purchaser's individual requirements – whether for dining, entertaining, working from home or additional recreational space.

Across the maisonette are five double bedrooms, providing excellent accommodation for family and guests. The principal bedroom benefits from an en-suite, while the striking main bathroom features a sunken bath and twin wash basins.

One of the property's most distinctive features is its private roof terrace, providing valuable outside space in such a central location and an ideal place to relax, entertain or enjoy the coastal air. The property also enjoys partial sea views, further reinforcing its seaside setting.

For purchasers considering the property from an investment perspective, the vendor has advised that there are no lease restrictions in relation to letting the property. Buyers considering holiday or short-term letting should make their own enquiries regarding all necessary consents, licensing, planning, mortgage and insurance requirements.

The property is currently offered leasehold, with the vendor advising that the lease was granted for 99 years from 1992. Ground rent is stated as £250 per annum, buildings insurance approximately £1,200 per annum, with service charges payable on an ad-hoc basis. All leasehold information should be verified by the purchaser's legal representative.

With its combination of five double bedrooms, substantial accommodation, private roof terrace, partial sea views and an exceptional position close to both Weymouth Beach and the town centre, this is a highly individual property offering considerable flexibility for its next owner.



Early viewing is strongly recommended to appreciate the scale, location and versatility of the accommodation.

KITCHEN 17' 4" x 11' 1" (5.28m x 3.38m)
UTILITY ROOM 8' 2" x 7' 2" (2.49m x 2.18m)
LOUNGE 22' 3" x 11' 1" (6.78m x 3.38m)
BEDROOM 12' 5" x 11' 1" (3.78m x 3.38m)
RECEPTION ROOM 12' 5" x 10' 4" (3.78m x 3.15m)
BEDROOM 13' 1" x 11' 9" (3.99m x 3.58m)
BEDROOM 13' 3" x 13' 1" (4.04m x 3.99m)
ENSUITE
BEDROOM 10' 5" x 8' 2" (3.18m x 2.49m)
BEDROOM 12' 1" x 10' 9" (3.68m x 3.28m)
BATHROOM
ROOF TERRACE

LEASE We have been informed by the vendor that the property holds a 99 year lease from 1992.
Ground Rent £250 per annum
Buildings Insurance £1200 per annum
Service Charges are on an adhoc basis
There are no restrictions in regards to letting the property or in relation to pets

We recommend that all lease information is checked via legal representation







All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.