



## The Esplanade, Weymouth

**£270,000** Share of Freehold

Beautifully proportioned oozing style and character GROUND FLOOR TWO DOUBLE BEDROOM APARTMENT, with direct access to The Esplanade and SEA FRONT, via steps to the front. Stunning features include SPACIOUS SITTING ROOM, inglenook style fireplace, storage, kitchen overlooking PRIVATE COURTYARD GARDEN

Courtyard Garden | Sea Front Location | Two bedrooms | inglenook style fireplace | Ground Floor Apartment |

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## Character ground floor garden apartment in seafront location

This rarely available ground floor apartment can be accessed via rear access LEVEL GATED ENTRANCE, as well as SEAFRONT step access via The Esplanade. Perfectly for sea lovers, being located for the BEACH and SEAFRONT, and boasting a long lease with quarter share of the freehold. Spacious light and airy rooms make this apartment really special, with character features throughout, and rooms that flow well from one to the other. We strongly recommend an early viewing for this unique apartment.

Tenure: Share of Freehold (958 years)  
Service Charge: £1,566 per year

### Front of Property

Gated access from the Esplanade with steps down to lower entrance. Lower entrance offering two walk in, shared, storage sheds, providing generous storage for bikes and equipment, housing gas meters

### Entrance

Front door with inset stained glass window leading to;

### Hallway

Spacious, with arched recess for storage, with power points, wall mounted cupboard housing electric meters, tiled flooring and doors leading to sitting room.

### Sitting room

- 5.79m x 4.27m (- 19' x 14' )

Lovely room with focal inset wood burner and deep tiled fireplace, inset lighting, two radiators, shelved recess and wood flooring.

### Kitchen

- 2.74m x 2.74m (- 9' x 9' )

Spacious room fitted with a range of base and eye level units, 4 ring gas hob, oven, extractor fan, 1 1/2 stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge, space for freezer, part tiled walls, tiled flooring, skylight and attractive arches into sitting room.

### Inner Lobby

Further doors into;

### Bedroom 1

- 4.27m x 2.74m (- 14' x 9' )

Front aspect room with double glazed window, radiator, large recess providing hanging and shelving space.

### Bedroom 2

- 4.27m x 1.83m (- 14' x 6' )

Front aspect room with double glazed window, radiator and hanging space.

### Bathroom

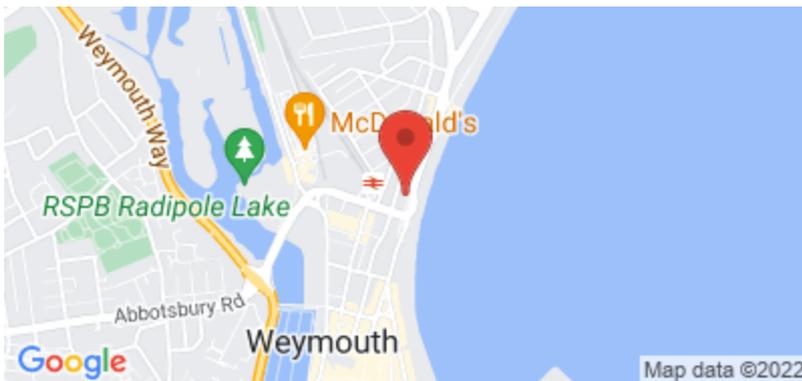
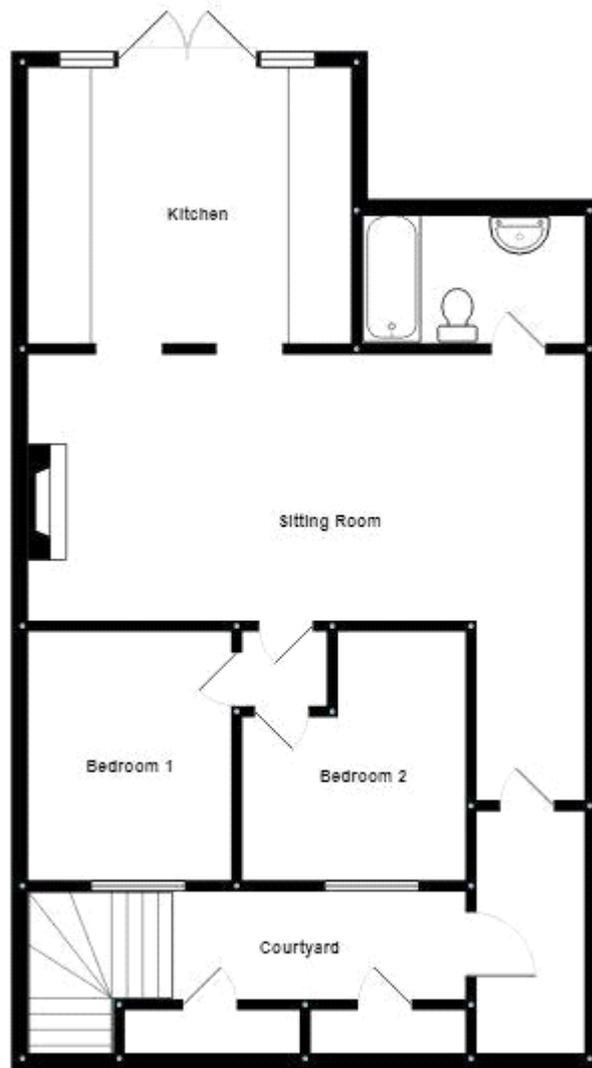
Suite comprising of a panel enclosed bath, wall mounted shower over bath, pedestal hand wash basin, low level WC, towel rail, fully tiled walls and flooring and access from sitting room.

### Courtyard

Attractive fully enclosed courtyard with flag stone flooring and space for alfresco dining, access via double doors to kitchen.







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.