

Eastdown Avenue

Preston Weymouth, DT3 6QN

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Offers In Excess Of
£550,000 Freehold

Hull Gregson Hull

Eastdown Avenue

Preston Weymouth, DT3 6QN

- Detached Family Residence
- Four Well-Proportioned Bedrooms
- Sitting / Dining Room with Private Balcony
- Contemporary Fitted Kitchen / Breakfast Room
- Separate Utility Room
- First Floor Shower Room, En-Suite Shower Room & Additional WC
- Double Glazing, Gas Central Heating & Water Softener System
- Double Garage / Storage Room with Hobby Room
- Front Driveway for Multiple Vehicles
- Beautiful Rear Garden

















We are delighted to offer for sale this BEAUTIFULLY PRESENTED AND VERSATILE DETACHED HOME, occupying an elevated position within a PEACEFUL, HIGHLY SOUGHT-AFTER AREA of Weymouth, enjoying ATTRACTIVE SEA VIEWS and located within approximately a 10-minute walk of the beach and nearby nature reserve. The property offers spacious and FLEXIBLE ACCOMADATION ARRANGED OVER TWO FLOORS and has been well maintained and improved by the current owners. With FOUR BEDROOMS, generous living accommodation, a professionally converted double garage and superb outdoor space, this is a home that offers considerably more than first meets the eye.

A particular feature is the impressive first-floor lounge/diner, which enjoys a wonderful elevated outlook and access to raised



balcony areas with glass balustrades. From here, there are lovely views towards the sea and surrounding coastline, creating an ideal space for relaxing and entertaining. The kitchen is well appointed and benefits from an excellent range of storage and work surfaces, together with integrated appliances including a fridge/freezer and dishwasher, an electric oven and hob with extractor hood. The room enjoys plenty of natural light and also benefits from the property's elevated position and sea views.

The accommodation currently provides four bedrooms, including a spacious principal bedroom with en-suite facilities, together with additional bedrooms on the ground floor and a family bathroom/shower room.

A major benefit of the property is the professionally converted double garage, which has been transformed into a superb craft room and provides an exceptionally versatile additional space. It could be used as a hobbies room, home office, studio, games room or, subject to any necessary permissions, potentially as a fifth bedroom.

Importantly, the original up-and-over garage doors have been retained, creating useful storage space behind them for bicycles, outdoor equipment, surfboards and other items. This is an unusual and practical feature which adds considerable flexibility to the property.

Outside, the rear garden is predominantly laid to artificial grass and includes a raised patio area, providing an excellent space for outdoor seating and entertaining. The elevated position also allows the garden and balcony to benefit from the property's attractive coastal outlook.
To the front is a private independent driveway providing excellent off-road parking, with access to the converted double garage.



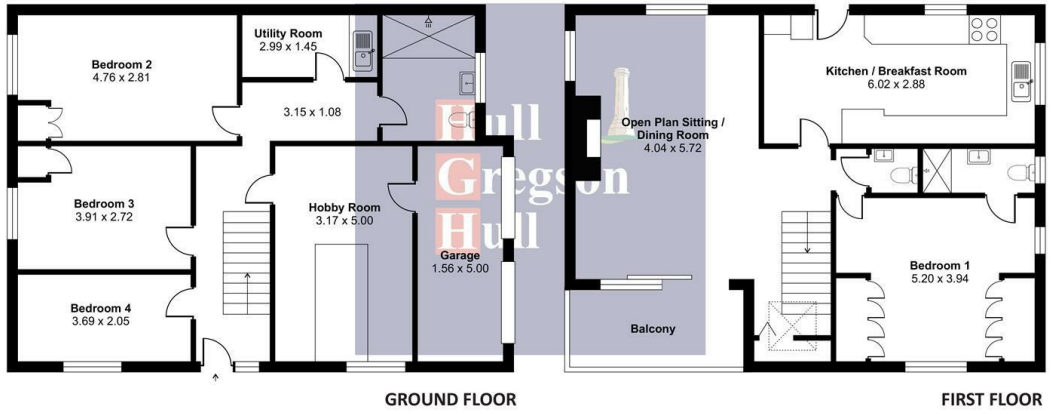
The property further benefits from double glazing, gas-fired central heating, a hard-wired fire alarm system and a water softener.

The property is ideally situated for enjoying the many attractions of the Dorset coast. Weymouth's beautiful sandy beach, picturesque harbour and extensive seafront are easily accessible, while the nearby nature reserve provides wonderful opportunities for walking and enjoying the surrounding countryside.

The highly regarded coastal locations of Bowleaze Cove, Weymouth Beach and Lodmoor Nature Reserve are all within easy reach. Weymouth is a popular seaside town situated on the Jurassic Coast, approximately seven miles south of Dorchester. The town offers a wide range of amenities including shops, supermarkets, schools, doctors, dentists, library and leisure facilities, together with excellent opportunities for walking, cycling and water-based activities. The town's position on the Dorset coast also makes it an excellent base for exploring the wider Jurassic Coast and surrounding countryside.

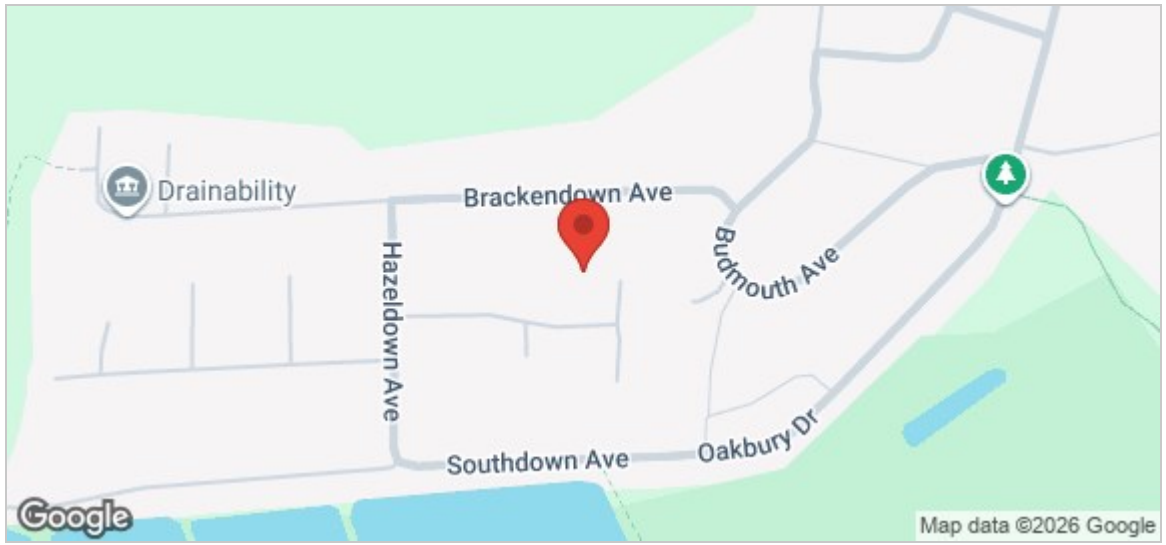
Eastdown Avenue Preston, Weymouth, Dorset, DT3 6QN

Approximate Ground Floor Area = 844.84 sq ft / 79.15 sq m
Approximate First Floor Area = 797.66 sq ft / 74.73 sq m
Approximate Total Area = 1642.5 ft / 153.88 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Zoom MARKETING



Entrance Hallway

Bedroom Two
15'7" x 9'3" (4.76 x 2.81)

Bedroom Three
12'10" x 8'11" (3.91 x 2.72)

Bedroom Four
12'1" x 6'9" (3.69 x 2.05)

Shower Room

Utility Room
9'10" x 4'9" (2.99 x 1.45)

Hobby Room
10'5" x 16'5" (3.17 x 5.00)

Open Plan Sitting / Dining Room
13'3" max x 18'9" max (4.04 max x 5.72 max)

Kitchen / Breakfast Room
19'9" x 9'5" (6.02 x 2.88)

Bedroom One
17'1" max x 12'11" max (5.20 max x 3.94 max)

En Suite Shower Room

Separate WC

Garage / Storage Room
5'1" x 16'5" (1.56 x 5.00)

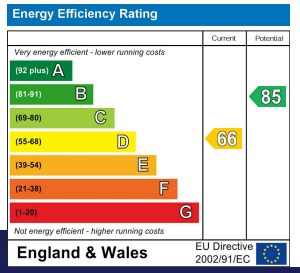
Dorchester Additional Information

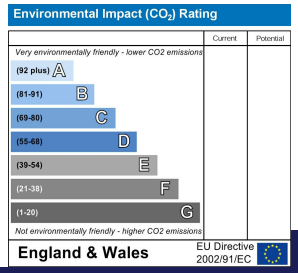
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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