



**Holland Road**  
Weymouth, DT4 0AL

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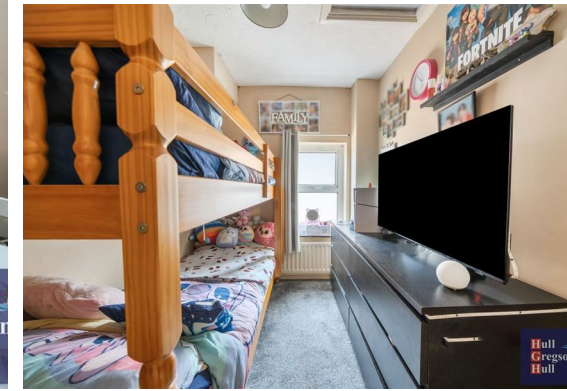
**Offers In Excess Of  
£120,000 Leasehold**



# Holland Road

Weymouth, DT4 0AL

- Two Bedroom Spacious Flat
- Perfect for First Time Buyers
- Spacious Accommodation
- Bright and Airy Living Spaces
- Conveniently Located Close to Local Amenities
- Allocated Parking Space Included
- Well Configured Layout
- Easy Access to Shops, Schools, and Transport Links
- Walking Distance to Weymouth's Sandy Beach
- Viewings Highly Advised





This beautifully presented TWO-BEDROOM FLAT offers spacious, well-flowed accommodation in a HIGHLY CONVENIENT LOCATION close to a wide range of local amenities. Perfect opportunity for FIRST TIME BUYERS. Designed for COMFORTABLE MODERN LIVING, the property benefits from bright, airy interiors and an ALLOCATED PARKING SPACE, making it ideal for professionals, couples, or small families seeking both practicality and style in a well-connected setting.

Upon entering the property, stairs lead up to the hallway of the property. The hallway provides access to the living room as well as the kitchen, the family

bathroom and the two bedrooms.

You step into a spacious living room that immediately feels light and welcoming. The generous layout offers ample room for comfortable sofas, armchairs, and storage. Natural light pours in, enhancing the airy atmosphere and creating a warm, cosy setting perfect for relaxing with family or entertaining guests. The space feels open yet inviting, striking a balance between practicality and comfort.

From here, there is easy access into the kitchen, which continues the home's bright and fresh feel. The kitchen is equally light and airy, with plenty of counter space for food preparation and everyday living. Built-in appliances are neatly integrated, maintaining a clean and streamlined look, while there is dedicated space for a fridge, freezer, and washing machine. Altogether, it's a thoughtfully designed area that combines functionality with a bright, welcoming ambiance.

The property offers a well-proportioned double bedroom and a good-sized small double bedroom, both finished in neutral décor to create a bright, modern, and versatile living space. The rooms feel light and welcoming, with ample space for essential furnishings.

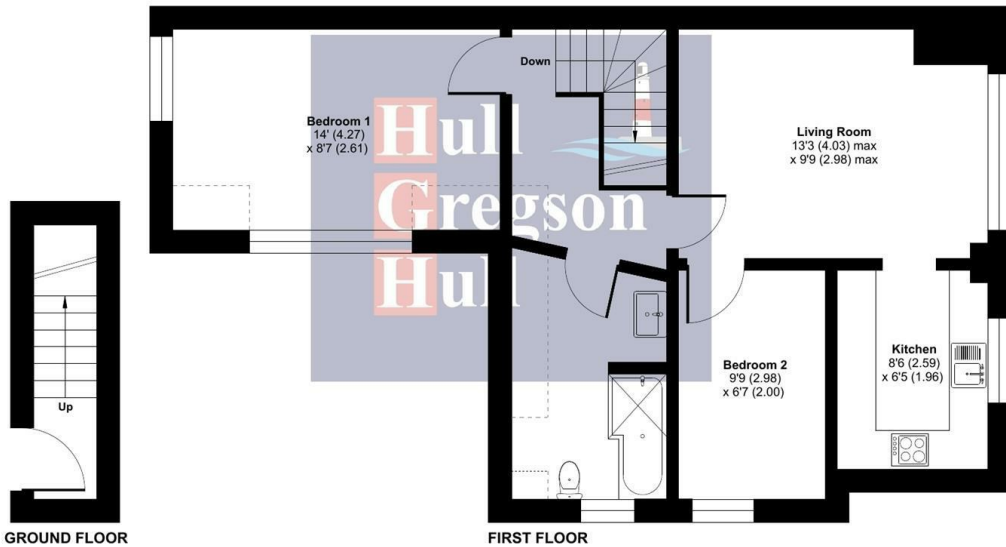
The modern fitted family bathroom is finished to a contemporary standard and comprises a WC, a bath with shower over, and a wash hand basin, providing a practical and stylish space for everyday use.

## Holland Road, Weymouth, DT4

Approximate Area = 523 sq ft / 48.5 sq m  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Total = 555 sq ft / 51.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1420423

**Living Room**  
 13'3 max x 9'9 max (4.04m max x 2.97m max)

**Kitchen**  
 8'6 x 6'5 (2.59m x 1.96m)

**Bedroom One**  
 14' x 8'7 (4.27m x 2.62m)

**Bedroom Two**  
 9'9 x 6'7 (2.97m x 2.01m)

### 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: Converted Flat

Property construction: Standard

Tenure: Leasehold

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.

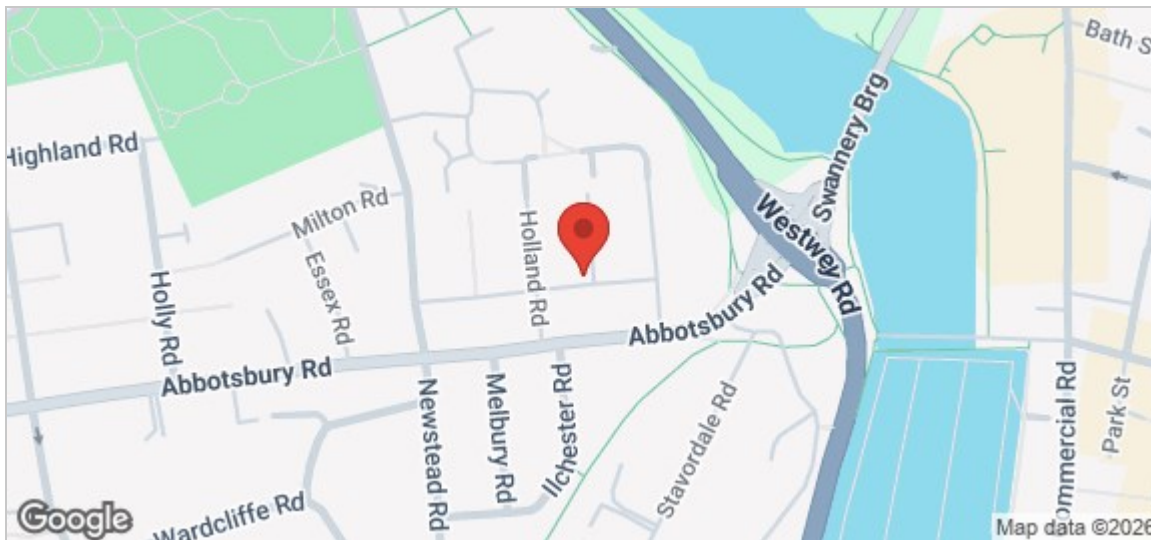
[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Lease Information

The vendor has advised us that the lease is 999 years from 1989, maintenance is on an as and when basis with each flat paying 1/3 of any bill, house insurance is the same and that is due every January.

### 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. Intending purchasers should not rely on them 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	