



**Fleet House, No.1 Chesil Beach**  
Weymouth, DT4 9YU

**Guide Price**  
**£1,350,000 Freehold**



# Fleet House

Weymouth, DT4 9YU

- Spectacular panoramic views across the Fleet Nature Reserve, Chesil Beach and Portland
- Five-storey contemporary townhouse offering exceptional space and versatility
- Secure underground garaging with tandem parking for two vehicles
- Additional lower-ground utility, WC and shower room — ideal after watersports and beach activities
- Stylish open-plan kitchen/dining room with balcony overlooking the Fleet
- Generous first-floor living room with its own balcony and flexible layout
- Four well-proportioned bedrooms, three featuring private shower ensuites
- Expansive third-floor principal bedroom suite with outstanding coastal vistas
- Private garden with direct access to high-quality communal landscaped gardens
- Prime waterside position combining tranquillity, natural beauty and modern luxury







No.1 Chesil Beach is located on the edges of the Chesil and Fleet Nature on Weymouth's southernly point, harboured between the sea of Weymouth Bay and Fleet Lagoons - creating the Chesil Peninsula.

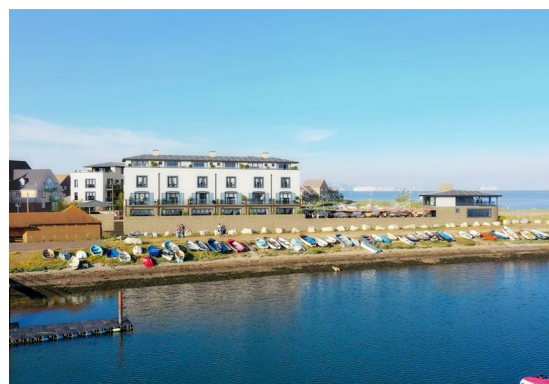
This stylish, 'lifestyle' development of luxury Waterfront Homes, Penthouses & Apartments, surrounded by beaches and water with stunning panoramic views in all directions offering arguably the best views along the south coast, are combined with contemporary living of the highest quality in a bustling and vibrant community with fantastic transport links, being on the mainline to London Waterloo.

The development is due to be complete in 2026, has been designed with luxury and eco-credentials at the forefront, using sustainable materials and locally sourced stone.

A stunning collection of 6 Waterfront Homes, 20 Apartments and 3 Penthouses, offering dual aspect sea views and beaches to both sides, finished to the highest standards of contemporary living in this unique coastal location. Available immediately to be bought off-plan, with completion due 2026, these apartments are ideal either as primary residences or as a fantastic 'lock-up and leave' second homes or holiday home investments in this thriving seaside town.

The Apartments focal feature is to maximise the stunning sea views, combined with luxury and contemporary interiors, with fully-fitted bespoke kitchens & bathrooms, quality carpeted bedrooms and contemporary living spaces. Furthermore, the majority of the apartments have balconies to enjoy expansive sea views, as well as landscaped communal gardens. The Penthouses offer unrivalled panoramic sea views across the harbour and Fleet Nature Reserve and are flooded with sunlight from the continuous balcony.

There is an underground car park whereby each unit includes either parking spaces or garaging, as well as secure storage facilities for sports equipment and bike storage.



**Introducing Fleet House – an exceptional expression of coastal living at its finest. Commanding incomparable panoramic views across the Fleet Nature Reserve and the iconic sweep of Chesil Beach, this remarkable waterside townhouse offers a rare opportunity to reside in one of Dorset's most celebrated coastal settings.**

Set over five beautifully arranged floors, Fleet House has been thoughtfully designed to combine luxury, practicality and a seamless connection to its outstanding natural surroundings.

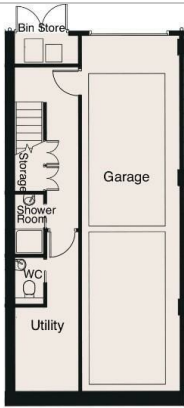
The lower-ground level provides secure underground garaging with tandem parking for two vehicles, accompanied by a utility room, WC and shower room – an ideal arrangement after a day spent sailing, paddleboarding or exploring the shoreline. Internal stairs rise effortlessly to the main accommodation.

On the ground floor, a generous private garden leads directly onto a contemporary, attractively landscaped communal garden. This level includes a WC, an inner hallway and access to the impressive open-plan kitchen/dining room, a stylish and social space that opens onto a wide balcony perfectly positioned to enjoy the ever-changing views over the Fleet.

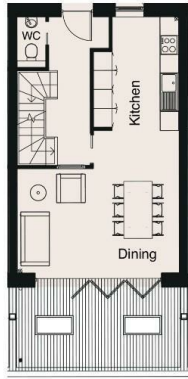
The first floor offers a spacious landing and a wonderful living room, complete with its own balcony. This versatile room easily accommodates a work-from-home space or formal dining area, ensuring flexibility for modern living. A sizeable rear bedroom with its own shower ensuite completes this floor.

Ascending to the second floor, you will find two further bedrooms. The rear bedroom is notably generous, featuring a fitted wardrobe and a private shower ensuite, while the front bedroom also benefits from fitted wardrobes and plenty of natural light.

The third floor is dedicated entirely to the principal bedroom suite – a serene and luxurious retreat elevated to maximise head height, natural light and truly exceptional panoramic views stretching across Chesil Beach, Portland and the surrounding nature reserve.



Basement



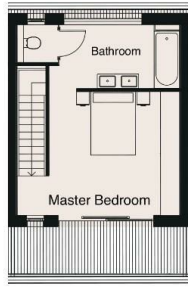
Ground Floor



First Floor



Second Floor



Third Floor



FLEET HOUSE 2284sq.ft. 212.1m<sup>2</sup>

LOUNGE - 5.09 X 4.62 (maximum measurements taken)

KITCHEN/DINING AREA - 8.09m x 5.08 (maximum measurements taken)

BEDROOM 3 - 3.36m x 2.67m

Ensuite

BEDROOM 2 - 4.02m x 2.71m

BEDROOM 1 - 4.59m x 2.71m

Ensuite

BATHROOM - 2.06m x 2.02m

PRIMARY BEDROOM - 4.08m x 3.93m

Ensuite



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

### Living room

16'8" x 15'1" (max measurements taken) (5.09 x 4.62 (max measurements taken))

### Kitchen Diner

26'6" x 16'7" (max measurements taken) (8.09 x 5.08 (max measurements taken))

### Cloakroom

### Bedroom 3

11'0" x 8'9" (3.36 x 2.67)

### Ensuite

7'5" x 5'2" (2.28 x 1.59)

### Bedroom 2

13'2" x 8'10" (4.02 x 2.71)

### Bedroom 1

15'0" x 8'10" (4.59 x 2.71)

### Ensuite

7'4" x 5'2" (2.26 x 1.59)

### Bathroom

6'9" x 6'7" (2.06 x 2.02)

### Primary Bedroom

13'4" x 12'10" (4.08 x 3.93)

### Ensuite

16'7" x 6'5" (5.08 x 1.98)

### Utility

8'6" x 6'8" (2.6 x 2.04)

### Garage

36'10" x 10'1" (11.24 x 3.09)

### 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: Town House

Property construction: Standard

Council Tax: TBC

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

### 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

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