



Instinct Guides You



Dorchester Road £595,000

- Established Freehold Guest House
- Seven Letting Rooms
- Spacious Owners Accomodation
- Attractive South Westerly Garden
- Ample Parking
- Office & Utility Room
- Close To Amenities & Bus Route
- Town Centre & Attractions Nearby
- Photovoltaic Solar Panels
- Generous Kitchen Diner



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



A charming 1930s detached FREEHOLD GUEST HOUSE with 6 guest rooms and downstairs owners accommodation, offering a successful, long-established business. The property has been well maintained and improved by the current owners, featuring gas-fired central heating, double glazing, solar panels and a beautifully private rear garden.

Located around 1.5 miles from Weymouth beach and the town centre, the property enjoys strong transport links with frequent buses passing along the main access road and a wealth of amenities within close proximity.

Currently run as an adults-only guest house, all rooms are well equipped with fridges, free Wi-Fi, tea/coffee facilities and TVs. The business is operated on a room-only basis, with breakfast available at an additional charge.

One of the stand out features of the property is the generous westerly aspect rear garden and particularly generous owners accommodation. Offering a versatile living space for the owners it can accommodate two bedrooms or a generous living room and a large functional kitchen with pleasant views into the rear garden.

The present owners have successfully run the business since 2008 and are now retiring. Figures are available upon request.

Located close to the town centre and a leisurely walk into town, Hudsons Guest House is ideally situated close to amenities and TRANSPORT LINKS. Its prime location makes it a desirable destination for visitors, potentially ensuring a steady stream of guests for those looking to continue its successful business legacy.



Dorchester Road, Weymouth, DT3

Approximate Area = 2458 sq ft / 228.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlc/hecmm 2025. Produced for Wilson Tominey Ltd. REF: 1424480



Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.