



Instinct Guides You



**Offers In Excess Of £400,000**  
**Princess Gardens, Lodmoor, Weymouth,**

- Stunning Modern Period Style Home
- Lodmoor
- Gated Access
- Large Kitchen/Diner
- Two Parking Spaces
- Near Radipole Gardens
- Easy Access To Beach & Amenities
- Attractive Frontage



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Situated within the desirable Lodmoor area of Weymouth, Princess Gardens is an impeccably presented three bedroom home offering stylish and spacious accommodation throughout. Conveniently positioned close to Radipole Gardens, Weymouth town centre and the seafront, the property benefits from an impressive open plan kitchen dining room, a generous living room and a private rear garden. The home also enjoys the advantage of electric gated access leading to two allocated parking spaces, a feature rarely found in such a convenient location.

The property enjoys an attractive frontage set back from the road with a well maintained garden leading to the entrance. Stepping inside, a generous hallway provides access to the principal ground floor rooms and creates an immediate sense of space and flow throughout the home.

Positioned to the rear is the modern kitchen dining room which forms the hub of the house and provides an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of sleek cabinetry and work surfaces and comes equipped with integrated appliances including a dishwasher, oven with hob and space for American style fridge freezer. The room offers ample space for a dining table and patio doors open directly onto the garden, creating a natural connection between indoor and outdoor living with a storage cupboard housing space for washing machine and tumble dryer. To the front of the property sits the substantial living room which benefits from a west facing bay window allowing plenty of natural light to fill the space. A cloakroom completes the ground floor accommodation.

Stairs rise to the first floor where three bedrooms are arranged around the landing. The principal bedroom spans the width of the front of the property and benefits from a feature bay window together with a dual aspect which enhances the sense of light and space. The second bedroom is another generous double room while the third bedroom provides flexibility for use as a bedroom, nursery or study. The family bathroom is elegantly finished and comprises a bath with shower over, wash hand basin and WC with contemporary tiling.

Externally the rear garden provides a private outdoor space enclosed by fencing and arranged to create a pleasant setting for relaxing or entertaining. Parking is positioned adjacent to the garden with an additional space opposite, accessed via electric gated entry which adds both convenience and security. The location offers excellent access to nearby parks, the beach and Weymouth town centre, making this a superbly positioned home for both everyday living and coastal lifestyle.





**Living Room 13'2" max x 9'10" (4.03 max x 3.01)**

**Kitchen/Diner 18'4" x 9'6" (5.61 x 2.90)**

**Bedroom One 15'5" x 11'1" max (4.71 x 3.40 max)**

**Bedroom Two 10'4" x 9'0" (3.16 x 2.76 )**

**Bedroom Three 9'6" x 7'6" (2.90 x 2.31)**

### **Maintenance Information**

Please note there is a small charge of £50 per annum for the upkeep of the entrance and electric gates.

We recommend these details are checked by a solicitor before incurring cost

