Instinct Guides You



Sea Clover Lane, Wyke Regis, Weymouth
Offers In Excess Of £400,000

- Close To Coastal Path & Scenic Walks
- Off Road Parking
- Superbly Presented Throughout
- Three Double Bedrooms
- Family Bathroom + En-suite & Cloakroom
- South Westerly Aspect Garden
- No Onward Chain - Flexible Completion Dates
- Modern Energy Efficient







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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.

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The Property Ombudsman

OPEN DAY BETWEEN 16.30 - 17.30 ON THURSDAY 8TH OCTOBER - BY APPOINTMENT ONLY

Wilson Tominey are delighted to present this superbly maintained and generously proportioned three-bedroom home, set within an attractive modern development bordering the iconic Fleet Lagoon and coastal path. The property offers three double bedrooms, a beautiful open-plan kitchen/living space, off-road parking and a low-maintenance south-westerly garden. Offered with no onward chain.

Inside, the hub of the home is the spacious open-plan kitchen/living area. Finished to a high standard throughout, the room enjoys ample fitted cabinetry, a central island providing additional storage and a natural focal point, and a range of integral appliances. The living area is large enough to accommodate various furniture layouts, with double doors that seamlessly connect the home to the garden.

A separate utility room provides excellent practicality with further storage, space for white goods and rear access. A cloakroom completes the ground floor.

To the first floor are three double bedrooms and the family bathroom. Bedroom one is a generous room with plenty of space for furnishings and benefits from a beautifully finished en-suite shower room with decorative tiling, along with distant sea views. Bedrooms two and three are also comfortable doubles. The family bathroom is a standout feature—spacious enough to accommodate both a bath and separate shower cubicle, offering a refined and timeless feel.

The rear garden enjoys a sunny south-westerly aspect and has been designed with low maintenance in mind. A rear gate leads directly to the parking area.

Location
The property sits within a development of just 38 attractive homes. Bordering the historic Fleet Lagoon, it occupies a superb position with coastal walks moments away. Chesil Beach, Weymouth Town Centre and the vibrant harbourside are all within easy reach.









Lounge 14'9" x 13'9" (4.52 x 4.20)

Kitchen 16'0" x 16'0" (4.90 x 4.90)

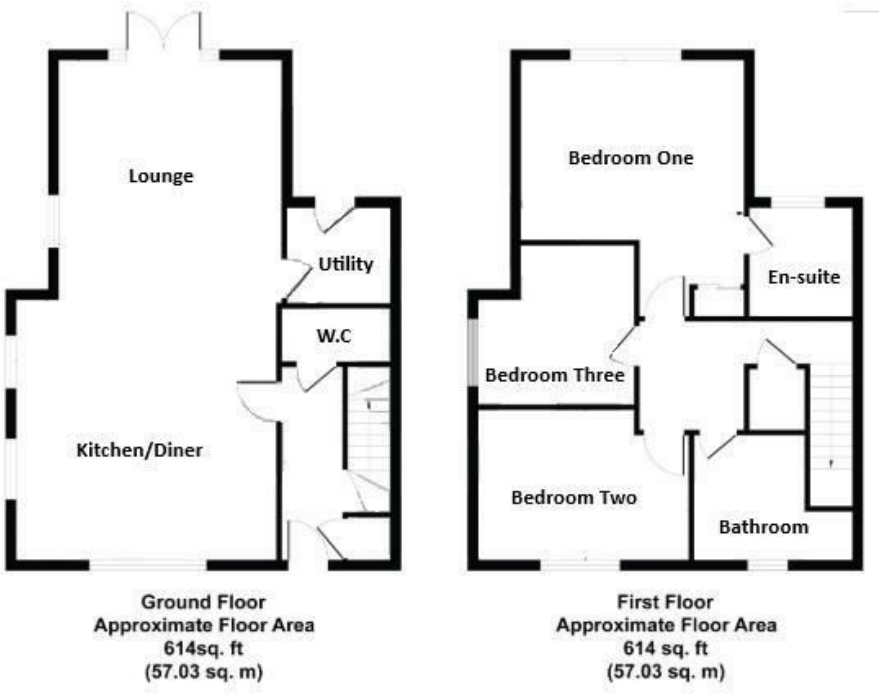
Utility Room 5'10" x 5'10" (1.80 x 1.80)

Cloakroom 6'8" x 3'3" (2.04 x 1.00)

Bedroom One 13'9" x 10'9" (4.20 x 3.29)

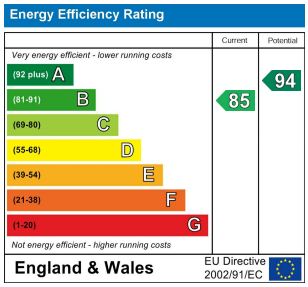
Bedroom Two 12'11" x 9'3" (3.96 x 2.83)

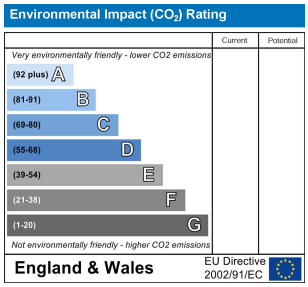
Bedroom Three 9'10" x 9'7" (3.00 x 2.93)



Ground Floor
Approximate Floor Area
614sq. ft
(57.03 sq. m)

First Floor
Approximate Floor Area
614 sq. ft
(57.03 sq. m)





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.