



Instinct Guides You



## King Street, Weymouth £275,000

- Penthouse Apartment
- Lift To All Floors
- Ensuite
- No Onward Chain
- Two Double Bedrooms
- Sea Views
- Kitchen/Breakfast Room
- Moments From Amenities



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Enjoying views across Weymouth beach and bay, this top-floor two double bedroom apartment occupies an enviable position just moments from the town centre and all its amenities. The property features two double bedrooms, a lift to all floors, an en-suite, no onward chain and generously proportioned accommodation throughout, making it an ideal coastal retreat, permanent residence or investment. The apartment also benefits from eligibility for holiday letting, presenting an excellent opportunity for those seeking a prime seaside asset.

Upon entering, an initial hallway and staircase lead up to the apartment, where the main hallway opens into an expansive lounge designed to take full advantage of the sea views. A large feature bay window adds charm and character, creating an environment ideal for relaxing or entertaining while enjoying some views of the beach and esplanade. The kitchen breakfast room is an impressive space providing ample storage and workspace with room for dining, complemented by dual skylights and bright décor that enhance the sense of space and vibrancy.

The principal bedroom benefits from an en-suite shower room, while the second double bedroom offers flexibility for guests or a home office. A further bathroom serves the property, fitted with a modern three-piece suite. Throughout, the accommodation feels airy and well presented, perfectly reflecting its coastal setting.

The home offers a superb opportunity being located so close to the water's edge and Jurassic Coast. Bus and Railway connections are close by, allowing easy access to nearby towns and a direct line to London Waterloo. A range of shops and eateries are all within a short walking distance of the apartment.



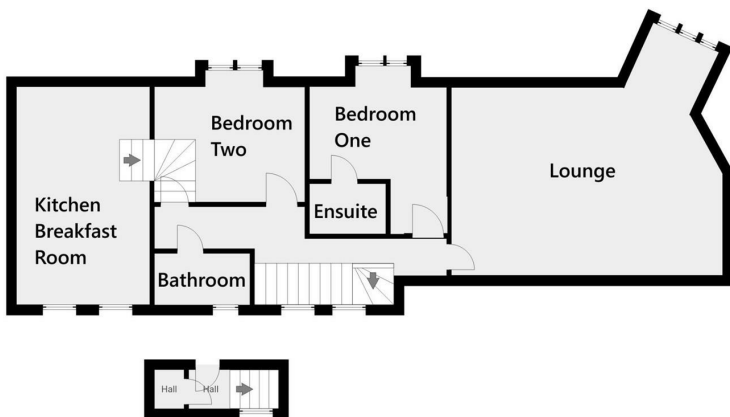
## Room Dimensions

Lounge 21'4" x 14'5" max (6.52 x 4.4 max)

Kitchen/Breakfast Room 15'9" x 10'5" (4.82 x 3.2)

Bedroom One 12'9" max x 12'9" (3.9 max x 3.89)

Bedroom Two 11'10" max x 11'5" (3.61 max x 3.49)



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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