



11 Brunswick Terrace
Weymouth, DT4 7RW

£725,000 Freehold

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A stunning Grade II Listed freehold seafront property located on Brunswick Terrace just off Weymouth's Georgian Esplanade. Offering flexible accommodation the property was previously used as a guest house with five en suite bedrooms plus a self contained one bedroom owners accommodation and is currently used as a holiday home plus holiday let business with the two units being let independently and proving popular due to there incredible location facing on to Weymouth Beach and Bay. The furniture is available by negotiation (excluding personal items).

Entrance Hall

Dining Area
12'4" x 11'6" (3.77 x 3.51)

Lounge
13'1" x 12'4" (4.00 x 3.78)
Bay window to front enjoying views across Weymouth Bay

Kitchen Breakfast Room
22'8" x 10'0" (6.91 x 3.06)
Fitted with a contemporary kitchen comprising modern worktops with in set sink unit and extensive drawers and cupboards below, five ring cooker and integrated dishwasher & fridge freezer ample space table with bench seating

Games Room
15'2" x 9'2" (4.64 x 2.81)
French doors to rear courtyard

Utility Area
6'9" x 6'4" (2.06 x 1.95)
Washing machine and door to rear garden

Landing

Family Bathroom
Modern luxury suite with pebble bath, large walk in shower, WC & wash hand basin

Bedroom 1
17'5" x 12'7" max measurements (5.33 x 3.85 max measurements)
Bay window enjoying stunning views over Weymouth Bay

En Suite Shower Room
Fitted with shower WC and wash hand basin

Bedroom 2
11'6" x 8'8" (3.51 x 2.66)

En Suite Shower Room
Fitted with shower WC and wash hand basin

Landing

Bedroom 3
17'0" x 12'7" max measurements (5.20 x 3.85 max measurements)
Stunning sea views over Weymouth Bay

En suite Shower Room
Fitted with shower WC and wash hand basin

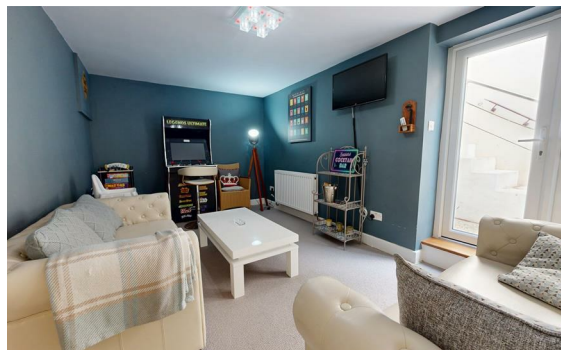
Bedroom 4
9'5" x 11'3" max measurements (2.89 x 3.45 max measurements)

En Suite Shower
With shower and wash hand basin

En suite WC
with WC

Landing
Walk in Laundry Cupboard





Bedroom 5

15'8" x 8'5" (4.80 x 2.58)

Sea views across Weymouth Bay

En Suite Shower room

Fitted with shower WC and wash hand basin

Outside Rear Court Yard

Tiled Terrace to the front enjoying views across Weymouth Bay

Courtyard to rear with rear pedestrian access and providing separate access to the self contained owners accommodation or holiday let

Owners Accommodation / self contained Holiday Let

Lounge / Kitchen

17'4" x 10'5" (5.30 x 3.20)

Bedroom

10'5" x 10'0" (3.20 x 3.05)

En Suite Shower Room

Fitted with shower WC and wash hand basin

Business Rates & Council Tax

Band E for Council Tax with Dorset Council

Rateable value of £4750

Parking

There is no allocated parking included with this property

Utility Supplies

Mains gas electricity water and drainage included

Flood Risk

Very low risk from rivers sea or surface water

Construction

Traditionally built Grade II Listed Building with brick rendered elevations under a pitched roof

Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone and O2 are strong, EE & 3 are average

TV, Sky & BT are available Virgin in not available

Broadband estimated standard 16 mbps superfast 55 mbps ultrafast 1800 mbps

Legal 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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



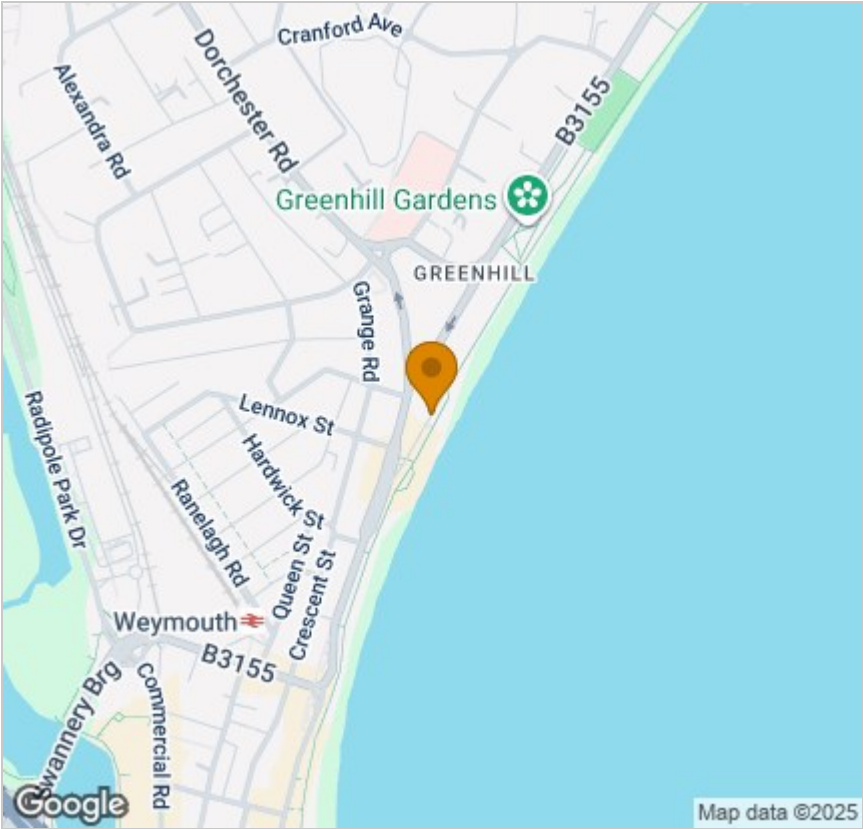
Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

