



Seaward, Weymouth, Dorset

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# A recently built and link-attached contemporary house in an elevated coastal setting with uninterrupted, south-facing sea views

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## Summary of accommodation

**Ground Floor** Living room incorporating hall, seating, dining and kitchen areas  
Utility room | Cloakroom | Integral double garage

**First Floor** Sitting room | Games room | Balcony  
Double bedroom with en suite/dual access bathroom | Double bedroom

**Second Floor** Principal bedroom with en suite dressing room and shower room  
Balcony | 2 Double bedrooms | Ensuite/dual access shower room

**Garden and grounds** Parking | Garden | Direct access to coastal path

In all approximately 0.65 acres

## Distances

Town centre 1 mile (Waterloo 2 hours 38 minutes),  
Weymouth Beach 1.2 miles, Portland Marina 3 miles, Dorchester 8.8 miles,  
Bournemouth Airport 39 miles, Exeter Airport 53 miles (London City Airport 1 hour)  
(Distances and time approximate).



5



3



2



0.65  
acres

EPC  
B



## Location

Seaward is situated in an elevated position and set well back off Belle Vue Road, one of Weymouth's most prestigious residential roads and about a mile from the town centre. The town is set within the Dorset Area of Outstanding Natural Beauty fronting onto the West Dorset Heritage Coast and the house has direct access onto the SW coastal path at the bottom of the garden. Chosen as a venue for the 2012 Olympic Games, Weymouth attracted considerable investment as a result and the World class sailing facilities and marina are just three miles away. The property is within walking distance of the highly regarded Crab House Café, Billy Winters Beach Bar & Diner and Brewers Key with its many acclaimed pubs and restaurants. Weymouth has a railway station offering regular, direct services to Waterloo (2 hours 38 minutes) and for air travel Exeter and Bournemouth Airports are both within a reasonable driving distance. Dorset has with a wide choice of schools from both the state and independents sectors including Sunninghill, Milton Abbey, Leweston, Bryanston and Knighton House.

## Seaward

Built in 2018 to a high specification, Seaward is an impressive and imposing contemporary house which is attached to its neighbour at first floor level above a tall arch. It has only had one owner since it was built and has been used as a second home over that period. The house is set well back from Belle Vue Road and is positioned so that the rear faces due south with fantastic sea views across Castle Cove towards Portland over two miles away. The internal layout has been designed to maximise access to these sea views. There are two open-plan reception rooms; one on the ground floor and one on the second floor and both have direct access out onto the verandah/balcony. The principal bedroom suite and a further double bedroom on the second floor also have their own private south-facing balconies with panoramic sea views. The accommodation is spread over three floors with a pale, neutral colour scheme throughout that optimises the available natural light imparting a wonderful feeling of light and space throughout the house.

On the ground floor is an open plan living room that encompasses the hall, seating, dining and fully fitted kitchen areas, with bi-fold doors extending along one side of the room with views out across the veranda, terrace and garden and which enable the house to be “opened up” in fine weather and for entertaining.

On the first floor is an L-shaped sitting room with French windows out onto a south-facing balcony. At the front of the house on the first floor are two double bedrooms sharing a dual-access bathroom, which is ensuite to the larger of the two. A spiral staircase from a study area leads to the second floor which incorporates the principal bedroom suite with ensuite shower room and dressing room along with two further double bedrooms that share an en suite/ dual access shower room between them.







## Garden and Grounds

Seaward is approached through a pair of wrought iron, electrically operated gates to a good-sized, resin bonded parking area with space for several cars and positioned directly in front of the integral double garage equipped with electric up-and-over doors. There is wide access on either side of the house to the rear garden with the arch on the eastern side providing covered storage for bicycles, water sports equipment etc. Most of the formal garden and grounds extend out directly behind the house. The formal garden is designed for ease of maintenance and consists of a covered deck and paved terrace leading onto a level lawn with high hedging on either side for privacy. A series of timber steps lead down to a further, rough area of grass that slopes gently down and is planted with several mature trees including magnolia, sycamore, ash, bay, laurel as well as exotic species such as cabbage palm and shaving brush tree. The path extends down to a close-boarded and lockable gate for access to the coast path. The property also owns the land beyond the path extending to the low cliff. In all about 0.65 acres (0.26 hectare).



## Property Information

**Agent's Note 1:** Restrictive covenants on usage of the property are contained within the Title Deeds (HM Land Registry Title No. DT438843) which amongst others restrict use of the property for holiday lets and AirBnB. Full details are available on request.

**Agent's Note 2:** Detailed plans have been drawn up for a summer house to be erected on the lower area of the garden, but detailed planning consent has not yet been sought.

**Services:** Mains water, electricity and drainage. Underfloor heating throughout.

**Tenure:** Freehold

**Local Authority & Council Tax Band:** Dorset Council ([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)).

**Tax Band:** G.

## Directions (Postcode DT4 8RX)

Approaching Weymouth from Dorchester via the A354, continue to follow the A354 into Weymouth along the Weymouth Relief Road, Weymouth Way and then Weymouth Road. After passing the harbour the A354 then becomes Rodwell Road and goes uphill. At the top of the hill turn left onto Old Castle Road. Continue for about 150 yards and then turn left onto Belle Vue Road. The property, which is clearly marked, will be found on the right after just under 0.25 mile.

## Approximate Gross Internal Floor Area

Main House: 317 sq.m (3,416 sq.ft)

Garage: 38 sq.m (413 sq.ft)

Balcony external area: 37 sq.m (395 sq.ft)

Total: 356 sq.m (3,829 sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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*I would be delighted to tell you more*

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