



Symonds
& Sampson

Flat 12, Hop House

Brewery Square, Dorchester, Dorset

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18 Eldridge Street, Brewery Square
Dorchester, Dorset, DT1 1HL

A three double bedroom first floor apartment situated within the sought-after Brewery Square development, offering spacious open plan living accommodation, a private balcony and allocated parking.



- Stylish three-bedroom third-floor apartment
 - Lift access and concierge service
 - Contemporary open plan living space
- South-facing balcony overlooking gardens
 - Underfloor heating
- Secure underground parking included
- Excellent town centre amenities nearby
 - No onward chain

Guide Price **£325,000**

Leasehold

Dorchester Sales
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THE PROPERTY

A well-appointed three-bedroom apartment, delightfully situated within the prestigious Brewery Square development, just off the main square

Hop House benefits from a lift serving all floors, along with a 24-hour concierge and security system. This apartment is located on the third floor and has been well maintained by the current owner, creating a stylish and contemporary home in a convenient location, offering easy access to the many amenities and attractions of Brewery Square and the county town.

Internally, the accommodation is finished to a high specification, featuring wood flooring with an acoustic membrane to the entrance hall, sitting room and kitchen areas. The apartment benefits from underfloor heating throughout the principal rooms, an air extraction ventilation system and fibre broadband.

The entrance hall has a useful utility cupboard with space for white goods and the central heating boiler, along with an additional double cupboard providing ideal storage for coats and shoes. The open plan living/dining room provides a spacious and versatile area, with the kitchen positioned to the rear of this fan-shaped room. French doors open onto the balcony, which overlooks the immaculate communal gardens. The kitchen is fitted with a range of gloss-fronted wall and floor-mounted units with worktops over, incorporating a range of integrated appliances including an induction hob with extractor over, fan-assisted oven, dishwasher, microwave oven and fridge/freezer.

The principal bedroom benefits from built-in wardrobes and an en-suite double shower room. There are two further double bedrooms, one of which also has built-in wardrobes, together with a well-appointed family shower room.

OUTSIDE

A south-facing balcony provides space for a bistro table and chairs, overlooking the tranquil communal gardens. Residents also have the use of the delightful, well-tended communal gardens.

The apartment benefits from secure underground parking for one vehicle.

SITUATION

Brewery Square offers a vibrant mix of restaurants, cafés and amenities, including Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nando's, Brewhouse & Kitchen and Costa Coffee. The development also benefits from a Premier Inn hotel, an Odeon cinema and a selection of retail outlets.

Dorset County Hospital is conveniently located nearby, while Dorchester South and Dorchester West railway stations provide regular services to London Waterloo and Bristol Temple Meads respectively. The county town offers a wide range of shops, restaurants and leisure facilities, together with numerous sporting clubs including cricket, rugby, football, tennis and golf. The surrounding countryside provides an abundance of scenic footpaths and bridleways to explore.

DIRECTIONS

what3words///purchaser.identity.stunt

SERVICES

Mains, water, gas, drainage and electricity are connected. Gas fired under floor central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more detail.

Council Tax Band: E (Dorset Council - 01305 251010)

LEASE DETAILS

Leasehold. 201 year old lease from 8th August 2008 (183 years remaining).

Ground rent: £350.00 per annum, payable annually in January.

Service charge: £3,357.92 per annum, payable half-yearly in January and July (£1,678.96 per instalment).

Building insurance: Charged annually in April. £546.21 for the period 03/04/2025 to 02/04/2026.

MATERIAL INFORMATION

Photographs were taken in July 2026.





Eldridge Street, Dorchester

Approximate Area = 933 sq ft / 86.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Symonds & Sampson. REF: 1494033



Dorchester/KWI/22.07.2026



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