

The logo for Symonds & Sampson, featuring the company name in white serif font on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

A photograph of a two-story cream-colored house with a balcony and a large tree in the foreground. The house has a grey corrugated metal awning over the balcony. The balcony has a decorative black metal railing. A large, mature tree with green leaves is on the left side of the house. A well-manicured green hedge runs along the front of the property. The entrance door is dark with an arched window above it. The sky is blue with some light clouds.

Flat 8 Belfield House

14 Wyke Road, Weymouth, Dorset

Flat 8 Belfield

House

14 Wyke Road
Weymouth
Dorset DT4 9QE

A character 2nd floor flat in a period Grade II listed building with views across Weymouth, communal gardens & allocated parking.



- Views across to Weymouth bay
 - Separate kitchen
 - Communal gardens
 - Allocated parking
 - No forward chain



Guide Price **£135,000**

Leasehold - Share of Freehold

Poundbury Sales
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THE PROPERTY

The accommodation in brief comprises of a communal entrance with stairs to the second floor. An entrance hall, sitting room with a sash window over looking Weymouth and beyond, wood flooring and ornamental fireplace. Separate fitted kitchen with inset electric oven, gas hob and extractor fan above. Space for fridge. Double bedroom with a large sash window over looking onto Wyke Road,. Bathroom with white suite comprising WC, wash hand vanity unit, bath with shower over.

OUTSIDE

To the rear of the building is an allocated parking space. There are also communal gardens at the front of the building which extends to the side.

SITUATION

The property is situated on the western side of one of Weymouth's most desirable roads, enjoying distant views across Weymouth to the sea. The town centre can be found within 1/2 mile of the property and provides a comprehensive range of shopping facilities, eateries, as well as its famous blue flag sandy beach, picturesque inner harbour and a main line rail station providing links to London Waterloo and Bristol Temple Meads.

Weymouth and Portland offer superb sailing and water sports facilities particularly those at the Weymouth & Portland National Sailing Academy. The surrounding area forms part of the World Heritage Jurassic Coastline and provides the opportunity to enjoy excellent walks and riding with a network of bridle/footpaths over the surrounding rolling countryside and along the coastal paths. The property also falls within the catchment area of a number of highly regarded schools.

DIRECTIONS

What3words///kind.slick.agrees

SERVICES

Mains electric, gas, water and drainage.
Gas fired central heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council - Tel: 01305 251010. Council Tax Band A

MATERIAL INFORMATION

Lease details

We understand from the vendor:

There is a share of freehold. Leasehold 250 years from with 242 years remaining

Service Charge - £900 per annum

14 Wyke Road Management Company Ltd

Photos taken in June 2026



Distant enhanced sea views





Wyke Road, Weymouth

Approximate Area = 342 sq ft / 31.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive			



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1469834



Poundbury/pgs/9.6.26



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