



**Portland Bill**  
Portland, DT5 2JT

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**Asking Price**  
**£325,000 Freehold**



**Hull**  
**Gregson**  
**Hull**

# Portland Bill

Portland, DT5 2JT

- Prime Coastal Location
- Breath Taking Sea Views
- Recently Modernised Throughout
- Character Features Blended With Modern Design
- Spacious Open Plan Living/Dining room
- Three Double Bedrooms
- Two Modern Shower Rooms
- Off Road Parking & Detached Single Garage
- Private Landscaped Garden
- Stunning Garden Seating Area





Situated in the highly sought-after location of PORTLAND BILL, this BEAUTIFULLY PRESENTED & RECENTLY MODERNISED mid terrace cottage is arranged OVER THREE FLOORS and offers a superb blend of contemporary styling and character charm. ENJOYING BREATH TAKING SEA VIEWS, this exceptional home provides versatile and spacious accommodation ideal as a main residence, coastal retreat, or investment opportunity. Benefitting from PARKING/GARAGE as well as a private GARDEN where the stunning views can be further enjoyed.



The ground floor welcomes you into a generous open plan living/dining room, flooded with natural light from both front and rear aspect windows, creating a bright and airy atmosphere. A charming sliding barn door leads through to the modern fitted kitchen, which boasts an extensive range of worktop space and contemporary units, perfect for both everyday living and entertaining. A stylish ground floor shower room completes the accommodation on this level.

The first floor comprises two well-proportioned double bedrooms. Bedroom one benefits from stunning sea views, providing a truly idyllic coastal outlook to wake up to each morning. Bedroom two is also a comfortable double. A newly fitted, contemporary shower room serves this floor.

Occupying the entire top floor is an impressive and vast double bedroom, enhanced by a Velux window perfectly positioned to enjoy the far-reaching sea views. This floor offers flexibility as a principal suite, guest room, or additional living space.

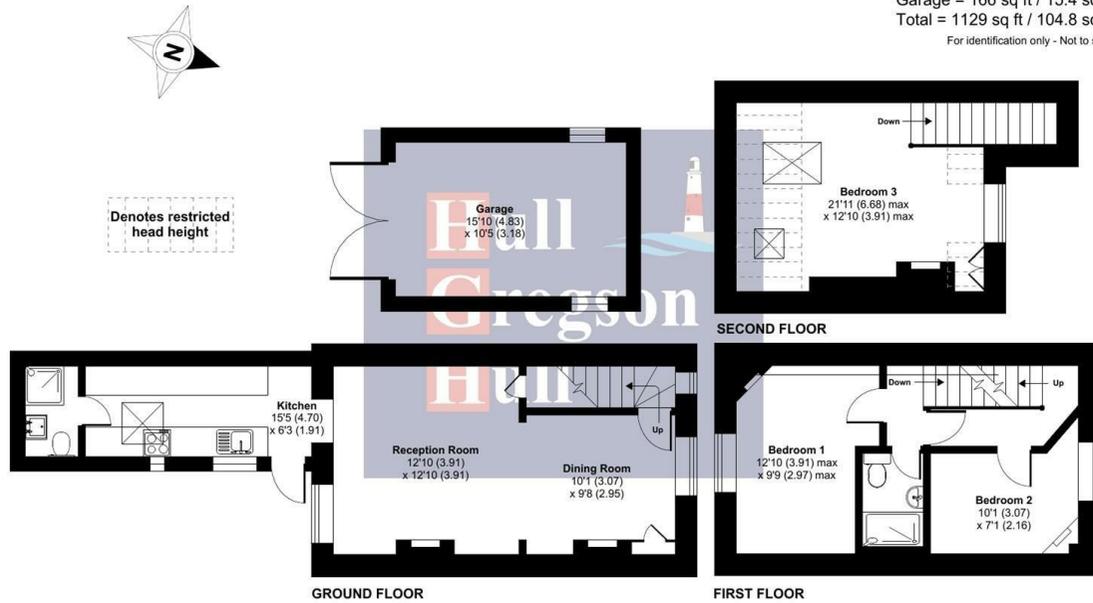


Outside there is off-road parking directly in front of a detached single garage, providing convenience and valuable storage. Beyond the garage lies a private garden space, beautifully arranged with a blend of lawn, mature plants, and established shrubs, creating a peaceful and secluded retreat. To the rear of the garden, a stunning seating area has been thoughtfully positioned to take full advantage of the breath-taking sea views — the perfect spot to relax, entertain, and enjoy.

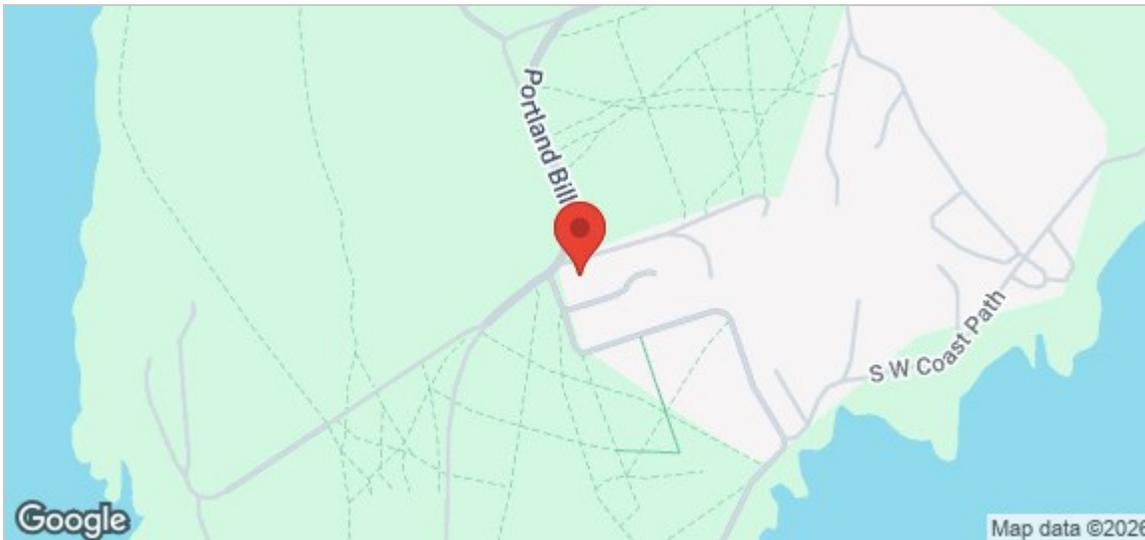
## Portland Bill, Portland, DT5

Approximate Area = 892 sq ft / 82.8 sq m  
 Limited Use Area(s) = 71 sq ft / 6.5 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 1129 sq ft / 104.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1410823



### Kitchen

15'5 x 6'3 (4.70m x 1.91m)

### Ground Floor Shower Room

**Reception Room**  
12'10 x 12'10 (3.91m x 3.91m)

### Dining Room

10'1 x 9'8 (3.07m x 2.95m)

### Bedroom One

12'10 max x 9'9 max (3.91m max x 2.97m max)

### Bedroom Two

10'1 x 7'1 (3.07m x 2.16m)

### Shower Room

### Bedroom Three

21'11 max x 12'10 max (6.68m max x 3.91m max)

### Garage

15'10 x 10'5 (4.83m x 3.18m)

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terrace  
 Property construction: Standard  
 Tenure: Freehold  
 Mains Electricity  
 Mains Water & Sewage: Supplied by Wessex Water  
 Heating Type: Gas Central Heating  
 Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

### 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, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-110kWh/m <sup>2</sup>	A			02-10kWh/m <sup>2</sup>	A		
81-101kWh/m <sup>2</sup>	B			11-15kWh/m <sup>2</sup>	B		
61-80kWh/m <sup>2</sup>	C			16-20kWh/m <sup>2</sup>	C		
41-60kWh/m <sup>2</sup>	D			21-25kWh/m <sup>2</sup>	D		
21-40kWh/m <sup>2</sup>	E			26-30kWh/m <sup>2</sup>	E		
1-20kWh/m <sup>2</sup>	F	45		31-35kWh/m <sup>2</sup>	F		
0kWh/m <sup>2</sup>	G			36-40kWh/m <sup>2</sup>	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	