



Amelia Close

Portland, DT5 1HE



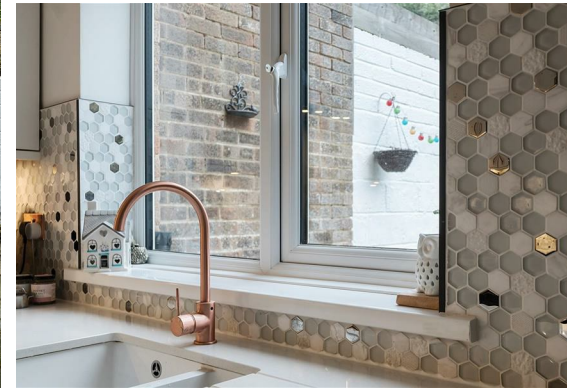
**Offers In Excess Of
£240,000 Freehold**



Amelia Close

Portland, DT5 1HE

- Sensational Far-Reaching Sea Views
- Two Double Bedroom Mid-Terraced Home
- Dual Aspect Sitting/Dining Area
- Modern-Style Kitchen
- Upstairs Bathroom & Downstairs WC
- Entrance Porch & Store
- Generously-Sized Tiered Rear Garden
- Spacious Layout
- Light & Airy Accommodation
- Beautifully Presented Home





****SENSATIONAL FAR-REACHING
SEA VIEWS****

A beautifully presented TWO DOUBLE BEDROOM mid terrace HOME. This BEAUTIFULLY-PRESENTED THROUGHOUT home benefits from a dual aspect SITTING/DINING AREA, modern fitted KITCHEN, downstairs WC and FAMILY BATHROOM.



Stepping over the threshold, you find yourself in the entrance porch. The porch provides a welcome entrance to the property and access to built-in storage: perfect for hanging coats and storing shoes. Off the entrance hallway, the property boasts a downstairs WC with additional utility



space.

The ground floor accommodation boasts an open-style sitting/ dining area as well as modern-style kitchen. The accommodation is well-proportioned and neatly-presented. The sitting/ dining area boasts a dual-aspect with front-aspect sea views. The room currently hosts a sofa, armchair, television unit as well as a dining table proposing the perfect space to relax with family, dine in or entertain guests with the beautiful sea views. The kitchen comprises blue modern-style kitchen cabinets with white worktops over and some integrated appliances.

The first floor benefits from two double bedrooms and family bathroom. Bedroom one is a generous double with a dual-aspect, fitted wardrobes and stylishly decorated and bedroom two is well-proportioned and neatly presented. The bathroom hosts blue feature tiles and hosts a panelled bath with shower overhead and wash-hand basin as well as WC.



Externally, the property boasts a front-garden with low-maintenance decked area and built-in lockable storage. To the rear, the property boasts a well-kept, beautiful, tiered rear garden. The garden has an initial patio area leading up to a section laid to shingle with artificial lawn beyond and steps ascending to a decking at the foot of the garden.

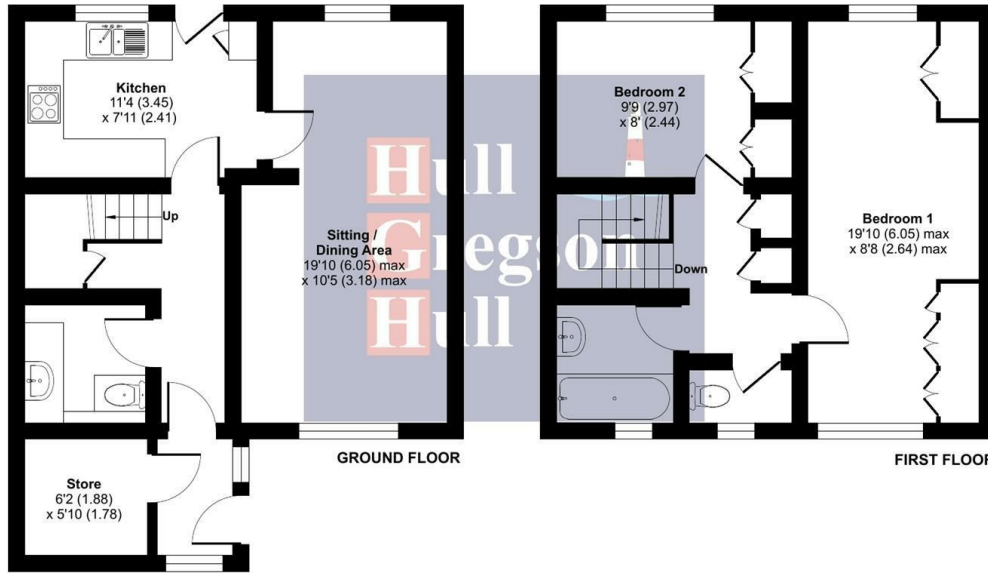
The property is well-presented throughout and viewings are highly advised to fully appreciate the beauty of the property.



Amelia Close, Portland, DT5

Approximate Area = 939 sq ft / 87.2 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). © nichecom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1235543

Sitting/Dining Area
19'10 x 10'5 (6.05m x 3.18m)

Kitchen
11'4 x 7'11 (3.45m x 2.41m)

Downstairs WC

Store
6'2 x 5'10 (1.88m x 1.78m)

Bedroom One
19'10 x 8'8 (6.05m x 2.64m)

Bedroom Two
9'9 x 8' (2.97m x 2.44m)

Bathroom

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

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

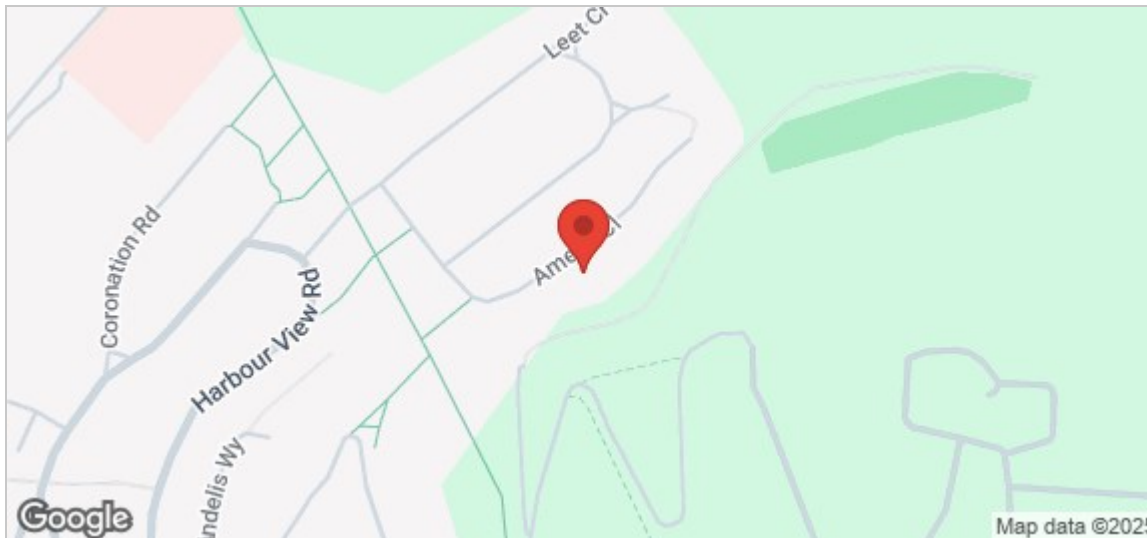
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk