

**Fortuneswell**  
Portland, DT5 1LX



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



# Fortuneswell

Portland, DT5 1LX

- No Onward Chain
- Allocated Gated Parking
- Sea Views
- Well Presented Throughout
- New Energy Performance Certificate
- Popular Residential Location
- En Suite
- Accommodation Across Three Floors
- Amenities And Transport Links Nearby
- Generously-Sized Throughout





Offered for sale with NO ONWARD CHAIN is this FOUR DOUBLE BEDROOM end of terrace family home set across three floors and positioned in the popular residential location of FORTUNESWELL. This WELL PRESENTED property enjoys SEA VIEWS and ALLOCATED GATED PARKING to rear. Inside the property is a GENEROUS LIVING ROOM and separate kitchen with French doors leading to the allocated parking. To the upper floors is where the four double bedrooms, family bathroom, shower room, dressing room and study are located.

Entering into the property, you are greeted by a spacious entrance



hallway which gives access to principal doors leading to all downstairs accommodation and stairs rising to first floor. The downstairs accommodation comprises a generous front aspect living room with two sash windows positioned next to each other. To the rear of the property is the modern fitted kitchen which is set on a split level below the living room. The kitchen comprises a fitted oven, hob and extractor as well as space for a number of free standing appliances. Additionally there is a breakfast area within the kitchen.

To the first floor is bedroom one, a sizeable double room which benefits from a walk in dressing room in addition to a feature box bay window. The second bedroom is a further generous double which overlooks the rear of the property and enjoys distant sea views over the rooftops of Chiswell. Completing the first floor is a family bathroom which is mostly tiled, enjoys a bath with shower over, WC and pedestal wash hand basin.



To the second floor are a further two bedrooms and a study. The front bedroom is well proportioned double with ample space for furniture and benefits from two front aspect windows, high ceilings and an ensuite shower room. Bedroom Four and a study occupy the rear of the second floor, with westerly skylights flooding the room with natural light.

To the outside of the property is allocated rear parking with private coded gate, and a small courtyard garden.



**Living Room**  
16'5" x 9'0" (5.01m x 2.76m)

**Kitchen**  
15'8" x 6'9" (4.80m x 2.06m)

**Bedroom One**  
13'11" x 9'1" (4.25m x 2.78m)

**Dressing Room**  
6'4" x 4'5" (1.94m x 1.36m)

**Bedroom Two**  
10'1" x 9'1" (3.08m x 2.78m)

**Family Bathroom**

**Bedroom Three**  
15'8" x 9'0" (4.78m x 2.75m)

**En Suite**

**Bedroom Four**  
11'3" x 9'1" (3.45m x 2.78m)

**Study**  
6'8" x 6'2" (2.05m x 1.90m)

#### 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: End Terrace

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
England & Wales EU Directive 2002/91/EC		

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