



Mallams

Portland, DT5 1NJ



Guide Price
£270,000 Freehold



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- Charming Mid Terrace Period Cottage
- Stunning Direct Sea Views from the Front
- A Large, Beautifully Landscaped Garden
- Boasting Accommodation Over Three Floors
- Portland Stone Fire Place With Wood Burner
- Bright and Airy, Open Plan Lounge/Diner
- Three Bedrooms Plus Walk-in Wardrobe
- Ground Floor Bathroom & First Floor Shower Room
- Ideal Lock Up & Leave or Investment Purchase
- Viewings Strongly Advised





A charming mid-terrace PERIOD FAMILY HOME, enjoying a truly BEAUTIFULLY LANDSCAPED REAR GARDEN where BREATH-TAKING SEA VIEWS stretch out towards the horizon. This versatile home offers ACCOMMODATION ARRANGED OVER THREE FLOORS, comprising THREE BEDROOMS, an open-plan LOUNGE/DINER, fitted kitchen, and both a FAMILY BATHROOM AND SHOWER ROOM. Stepping inside, you are welcomed

by an entrance lobby which opens into a wonderfully light-filled lounge/diner. This inviting space provides ample room for both relaxation and dining, centred around a charming Portland stone fireplace with wood burner, creating a cosy retreat after coastal walks.

Flowing through from here is the fitted kitchen, featuring a range of matching eye and base level units along with space for essential appliances. Completing the ground floor is the family bathroom, fitted with a bath and shower over, wash hand basin, and WC.

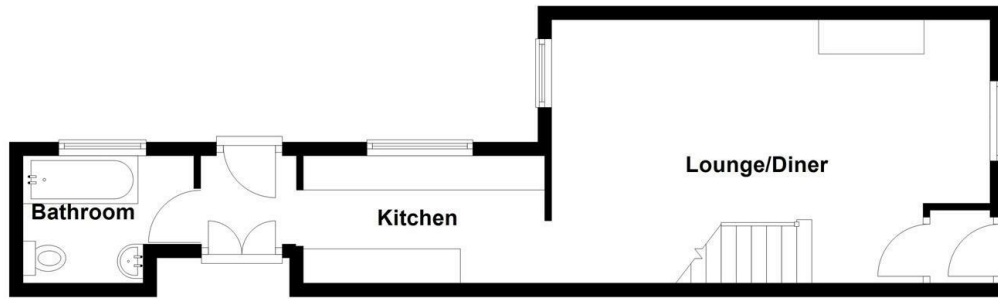
Rising to the first floor, you'll find the main bedroom, a walk-in wardrobe, and an additional shower room. The principal bedroom enjoys a front aspect and benefits from built-in wardrobes, while the walk-in wardrobe leads through to a well-appointed shower room with shower, wash hand basin, and WC.

The second floor provides two further bedrooms, including a comfortable front aspect double and a rear-facing guest room, offering flexibility for family living or visiting guests.

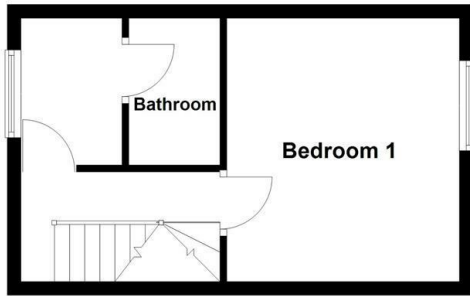
Outside, the garden is an absolute highlight—a peaceful, coastal haven thoughtfully arranged with mature planting, lawn, shingle, and seating areas. Whether it's relaxing with an evening glass of wine, hosting summer BBQs, or dining al fresco, this space perfectly embraces outdoor living. All of this is enhanced by mesmerising sea views and spectacular sunsets, creating a truly special setting to unwind and enjoy.



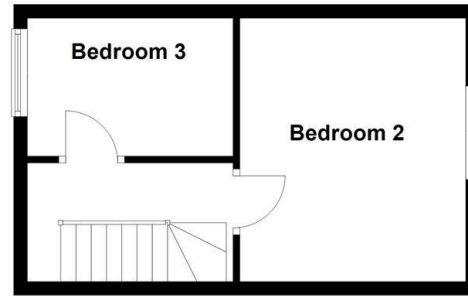
Ground Floor



First Floor



Second Floor



Lounge/Diner
12'7" x 21'0" (3.85 x 6.41)

Kitchen
6'3" x 11'6" (1.91 x 3.53)

Downstairs Bathroom
6'1" x 8'2" (1.86 x 2.51)

Bedroom One
11'1" x 10'10" (3.39 x 3.31)

Walk-in Wardrobe
7'0" x 5'0" (2.15 x 1.54)

First Floor Shower Room
4'11" x 4'6" (1.51 x 1.38)

Bedroom Two
12'11" x 10'9" (3.94 x 3.30)

Bedroom Three
8'5" x 9'4" (2.58 x 2.87)

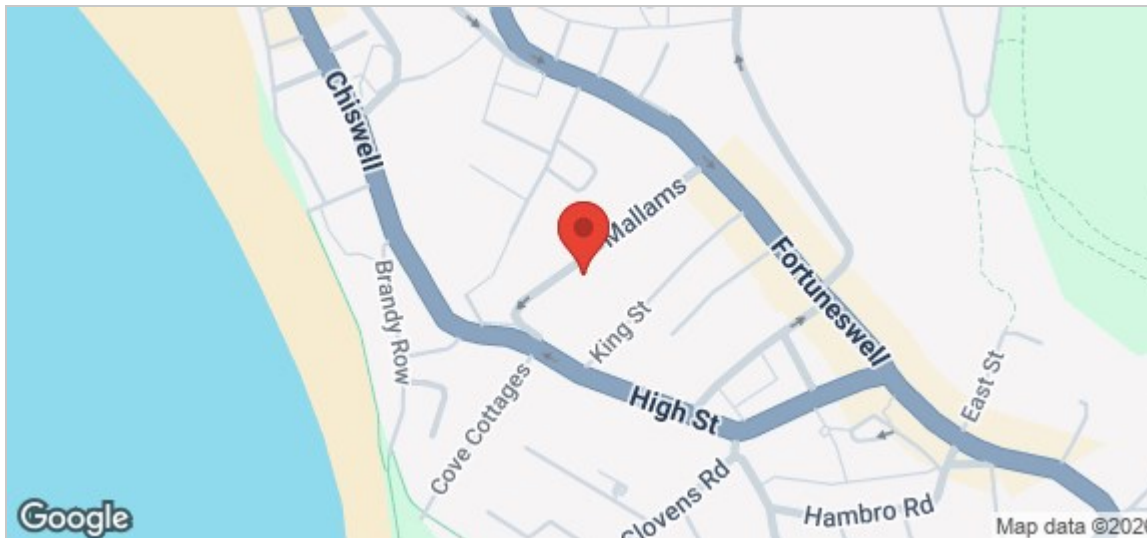
Additional information

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.gov.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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	83
	58
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
England & Wales	EU Directive 2002/91/EC