



Albion Crescent

Portland, DT5 1AQ

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Offers In Excess Of
£360,000 Freehold

**Hull**
Gregson
Hull

Albion Crescent

Portland, DT5 1AQ

- Imposing Period Family Home
- Boasting Generous Accommodation Over Three Floors
- Five Double Bedrooms
- Stunning Sea Views
- Off Road Parking
- Garage / Outbuilding
- Two Reception Rooms
- Charming Kitchen Area
- Original Character Features
- Viewings Strongly Advised





A substantial and beautifully proportioned FIVE DOUBLE BEDROOM period home arranged over three floors, offering generous and versatile accommodation ideal for family living. This impressive property boasts THREE BATHROOMS including an ENSUITE, two large reception rooms and a wealth of original CHARACTER FEATURES that enhance its charm and elegance. This period family home enjoys attractive SEA VIEWS while the layout provides flexibility for modern lifestyles. Further benefits include a GARAGE/WORKSHOP, OFF ROAD PARKING and ample storage throughout.



Perfectly positioned just minutes from the renowned Chesil Beach and within a short stroll of local shops and convenient bus routes, this exceptional home combines PERIOD CHARACTER with an ENVIABLE COASTAL LOCATION. A rare opportunity that truly ticks all the boxes.

Upon entering the property, you are welcomed into a charming entrance porch, ideal for storing



shoes and accommodating pets, and featuring attractive original mosaic floor tiling. From here, the main hallway provides access to the principal ground floor rooms, including the lounge, dining room, kitchen, cloakroom/W.C., and the staircase rising to the first floor.

The lounge is an impressive and exceptionally spacious reception room, boasting high ceilings, beautiful character cornicing and an original feature fireplace. A large bay window allows copious amounts of natural light to flood the room, creating a bright and inviting living space. The second reception room is currently utilised as a formal dining room and, like the lounge, is generously proportioned and rich in original character features, making it ideal for entertaining and family gatherings.

The kitchen is of a generous size and enjoys a charming cottage-style feel, enhanced by an exposed brick wall. There is ample work surface and storage, and the kitchen provides direct access to the rear garden, perfect for everyday convenience.

Completing the ground floor is a handy cloakroom with W.C



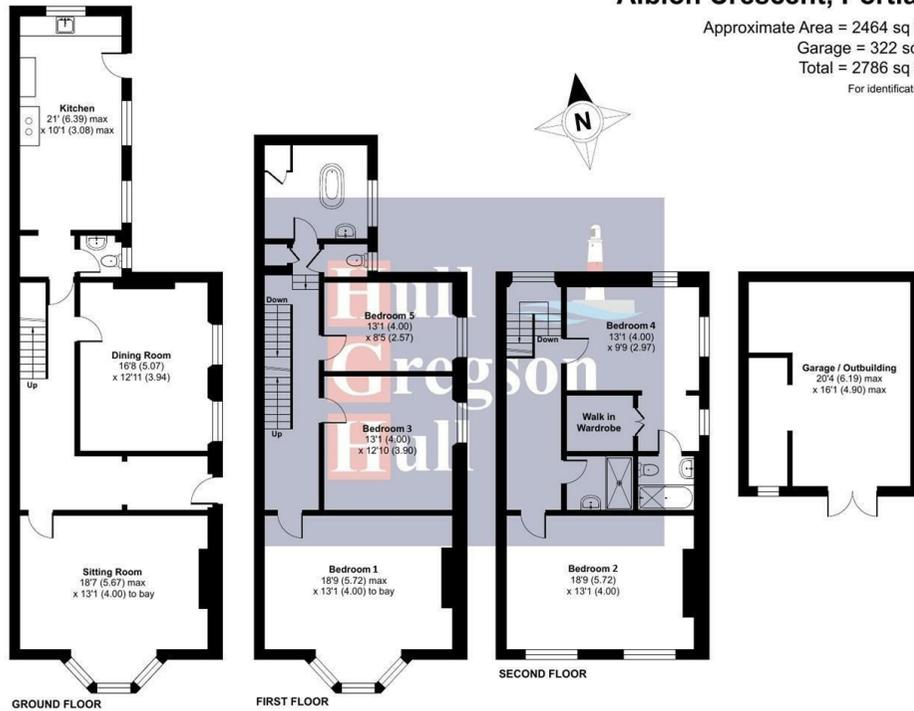
The first floor accommodates bedrooms one, three and five, along with the first of the three bathrooms. Bedroom one is positioned at the front of the property and is an exceptional double bedroom, offering ample space for a king-size bed and a range of additional furniture, while enjoying attractive sea views from the bay window. Bedroom three is another generous double bedroom, while bedroom five is a smaller double, currently used as a home office/study. The family bathroom features a freestanding bathtub, wash hand basin and a useful storage cupboard, with a separate W.C. located adjacent.

Ascending to the top floor, you will find bedrooms two and four, along with a shower room. Bedroom two is situated to the front and mirrors bedroom one in both scale and outlook, offering expansive space and sea views. Bedroom four is a comfortable double bedroom and benefits from its own ensuite bathroom and a walk-in wardrobe area, making it an ideal guest or principal suite.

Externally, the property further benefits from off-road parking for two vehicles, a garage/workshop and a smaller courtyard area, providing valuable outdoor and storage space.

Albion Crescent, Portland, DT5

Approximate Area = 2464 sq ft / 228.9 sq m
 Garage = 322 sq ft / 29.9 sq m
 Total = 2786 sq ft / 258.8 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). © rixhcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1395279

Sitting Room
 18'7" x 13'1" plus bay (5.67 x 4.00 plus bay)

Dining Room
 16'7" x 12'11" (5.07 x 3.94)

Kitchen
 20'11" max x 10'1" max (6.39 max x 3.08 max)

Bedroom One
 18'9" x 13'1" plus bay (5.72 x 4.00 plus bay)

Bedroom Two
 18'9" x 13'1" (5.72 x 4.00)

Bedroom Three
 13'1" x 12'9" (4.00 x 3.90)

Bedroom Four
 13'1" x 9'8" (4.00 x 2.97)
 Plus Walk in Wardrobe

En-suite
Bedroom Five
 13'1" x 8'5" (4.00 x 2.57)

Family Bathroom

Garage/Outbuilding
 20'3" max x 16'0" max (6.19 max x 4.90 max)

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

