



Harbour View Road

Portland, DT5 1EN



Asking Price
£230,000 Freehold



Harbour View Road

Portland, DT5 1EN

- Stunning Front Aspect Sea Views
- Semi-Detached Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen & Utility
- Offered For Sale With No Onward Chain
- Front & Rear Gardens
- Popular Location
- Viewings Highly Advised





Beautifully presented THREE BEDROOM SEMI-DETACHED FAMILY HOME with stunning FRONT ASPECT SEA VIEWS and offered for sale with NO ONWARD CHAIN. Situated in a desirable position on Harbour View Road, Portland, this beautifully presented three-bedroom semi-detached family home offers well-proportioned accommodation arranged over two floors, complemented by stunning views from the front aspect. The property provides an excellent combination of comfortable family living space, practical features and a convenient Portland location, making it an ideal choice for both families and those seeking a well-maintained coastal



home.

Upon entering, the welcoming accommodation leads through to a spacious living room, which provides an excellent central space for relaxing and entertaining. The adjoining dining room offers a dedicated area for family meals and entertaining, while the fitted kitchen provides a practical and well-appointed workspace. Further useful ground floor accommodation includes a utility room, downstairs cloakroom and porch, adding valuable functionality to the home.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a further bedroom ideal for a child, guest accommodation or home office. The principal bedroom benefits from an attractive outlook, while the family bathroom completes the first-floor accommodation.

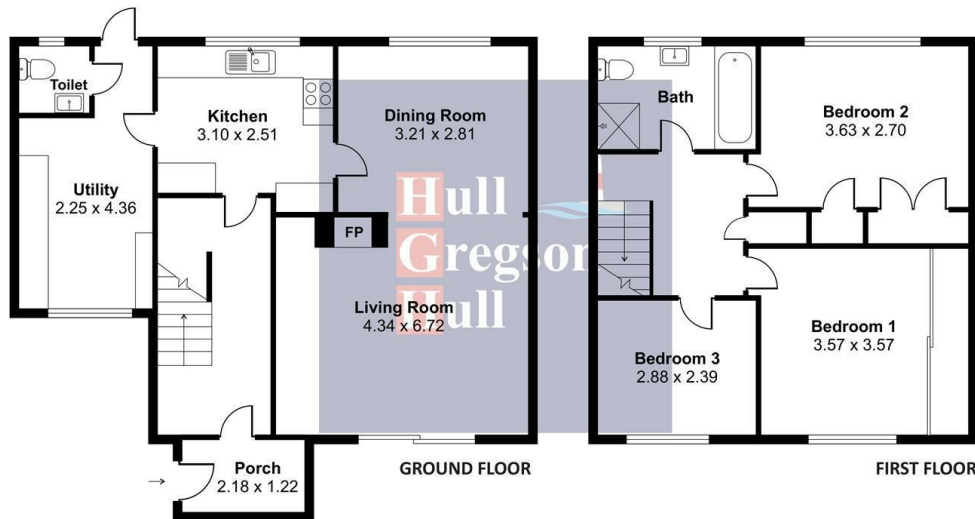


Externally, the property benefits from front and rear outside space, providing areas for seating, gardening and outdoor entertaining. The property's elevated position further enhances its appeal, with the stunning front aspect views providing a particularly attractive feature.

Offered for sale with no onward chain, this attractive family home represents an excellent opportunity to acquire a spacious and well-presented property in a popular Portland location. Early viewing is highly recommended to fully appreciate the accommodation, position and views on offer.

Harbourview Road, Portland, DT5 1EN

Approximate Ground Floor Area = 659.65 sq ft / 61.80 sq m
Approximate First Floor Area = 490.04 sq ft / 45.91 sq m
Approximate Total Area = 1149.69 sq ft / 107.71 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Porch

7'1" x 4'0" (2.18 x 1.22)

Living Room

14'2" x 22'0" (4.34 x 6.72)

Dining Room

10'6" x 9'2" (3.21 x 2.81)

Kitchen

10'2" x 8'2" (3.10 x 2.51)

Utility

7'4" x 14'3" (2.25 x 4.36)

Bedroom One

11'8" x 11'8" (3.57 x 3.57)

Bedroom Two

11'10" x 8'10" (3.63 x 2.70)

Bedroom Three

9'5" x 7'10" (2.88 x 2.39)

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: Semi-Detached

Property construction: Standard

Tenure: Freehold

Mains Electricity

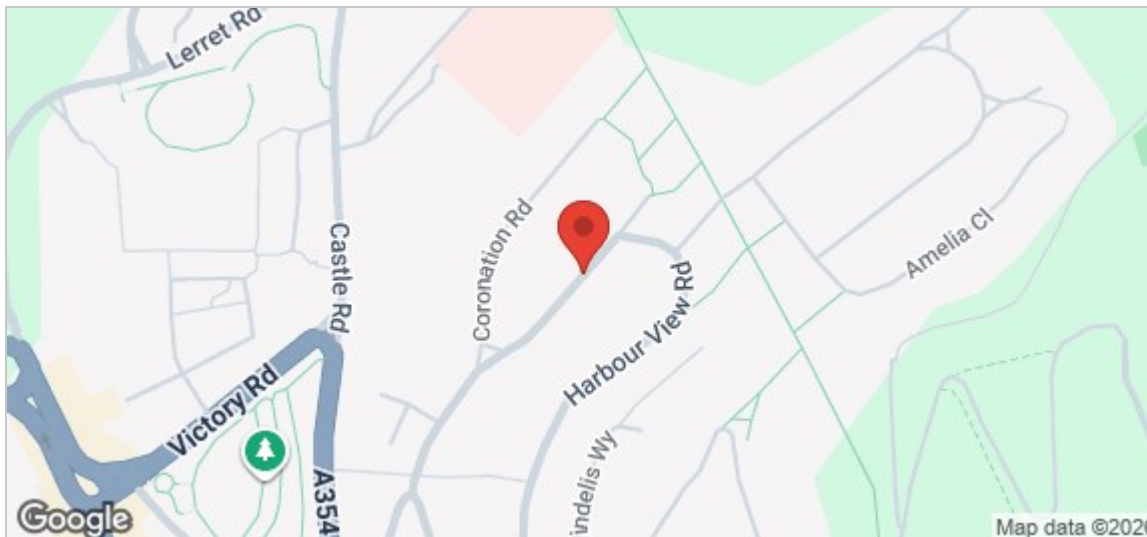
Mains Water & Sewage: Supplied by Wessex Water

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(10-15) A		
(81-90) B			(16-20) B		
(61-80) C			(21-25) C		
(51-60) D			(26-30) D		
(41-50) E			(31-35) E		
(31-40) F			(36-40) F		
(21-30) G			(41-45) G		
(1-20) G			(46-50) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
70			78		

12 Easton Street, Portland, Dorset, DT5 1BT

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