



Sweethill Lane

Portland, DT5 2DT



Guide Price
£240,000 Freehold



Sweethill Lane

Portland, DT5 2DT

- Detached Bungalow on Sizeable Plot
- Three Well Proportioned Bedrooms
- Garage
- Driveway for Several Cars
- No Forward Chain
- Large Rear Garden
- In Need of Complete Renovation and Landscaping
- Built in Storage to Primary Bedroom
- Potential to Extend (STPP)
- Close to Bus Route





*** PROBATE SALE - NO FORWARD CHAIN WITH A MOTIVATED SELLER ***

A FANTASTIC OPPORTUNITY for buyers seeking a property with SIGNIFICANT SCOPE FOR MODERNISATION AND IMPROVEMENT. In need of COMPLETE RENOVATION, the property offers THREE BEDROOMS, a SPACIOUS AND VERSATILE LAYOUT. Externally, the property benefits from a GARAGE AND DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES, all set within the ever-popular residential location of Southwell, close to local amenities and the stunning coastline



Step into this well-proportioned and thoughtfully arranged three-bedroom



home, offering a practical layout with comfortable living spaces throughout.

Upon entering the property, you are welcomed into a central entrance hall which provides access to all principal rooms, creating a natural flow through the home. To the left, a bright and spacious reception room provides an inviting space for both relaxing and entertaining, with ample room for seating and family living.

Moving through, the kitchen is positioned to the rear, offering a functional layout with generous worktop and storage space, ideal for everyday use. The kitchen also benefits from convenient access to the rest of the property, making it the heart of the home.

The property offers three well-sized bedrooms, thoughtfully arranged for flexibility. Bedroom One is a comfortable double room, while Bedroom Two provides additional double accommodation or a generous guest room. Bedroom Three is ideal as a single bedroom, nursery, or home office.

A centrally located family bathroom serves the bedrooms, complete with bath, wash basin, and WC, alongside additional handy storage space off the hallway.

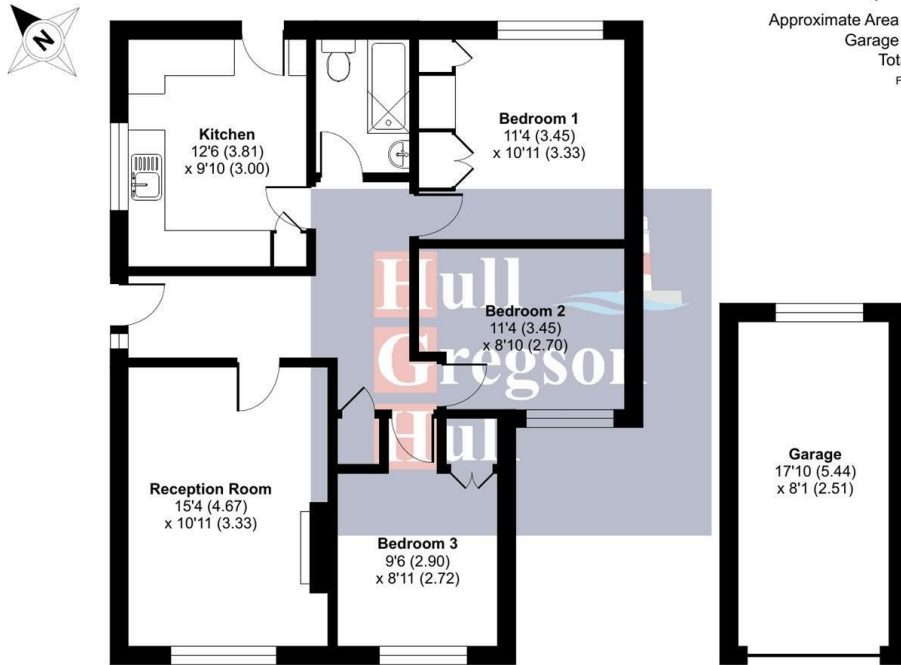
Externally, the property further benefits from a separate garage, providing excellent storage or parking.

To the rear is a mature garden with initial area of paving, followed by lawn and shrub.



Sweet Hill Lane, Portland, DT5

Approximate Area = 820 sq ft / 76.2 sq m
 Garage = 149 sq ft / 13.8 sq m
 Total = 969 sq ft / 90 sq m
 For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rixhocom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1463046

Reception Room
 15'4 x 10'11 (4.67m x 3.33m)

Kitchen
 9'10 x 12'6 (3.00m x 3.81m)

Bedroom One
 11'3" x 10'11" (3.45 x 3.33)

Bedroom Two
 11'4 x 8'10 (3.45m x 2.69m)

Bedroom Three
 9'6 x 8'11 (2.90m x 2.72m)

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: Detached
 Property construction: Standard
 Tenure: Freehold
 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) 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			
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	