



## 23 Mallams

Portland, DT5 1NJ

Offers over £225,000



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A FOUR DOUBLE BEDROOM terraced cottage with SEA VIEWS, situated on MALLAMS, Portland, moments from Chesil Beach.

Offered with NO ONWARD CHAIN.

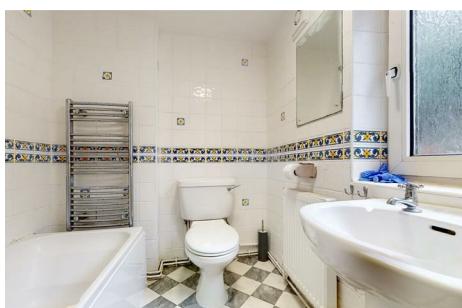
#### Accommodation:

An entrance vestibule leads in front the front door with access into the lounge/ diner. The lounge diner is a generous size with recently fitted carpets, an exposed brick chimney breast, storage cupboard and a doorway into the kitchen. The kitchen comprises a range of fitted units with an inset sink unit, a built in oven and space for a washing machine. From the kitchen is access into the bathroom. The bathroom comprises a white suite including a bath with shower over, a close coupled WC and a pedestal wash hand basin.

Ascending to the first floor are two bedrooms, the main bedroom with some sea views and the second bedroom currently with fitted wardrobes. Proceeding to the top floor are a further two double bedrooms; one, again, with sea views back over Chesil beach and the second looking towards the rear.

Outside is a low maintenance paved courtyard, perfect for seating.

The property benefits from gas central heating and double glazing.





Ground Floor



Floor 1



Floor 2

**Lounge/ Diner**  
20'8 x 14'1 (6.30m x 4.29m)

**Kitchen**  
9'7 x 6'2 (2.92m x 1.88m)

**Bedroom One**  
14'2 x 10'3 (4.32m x 3.12m)

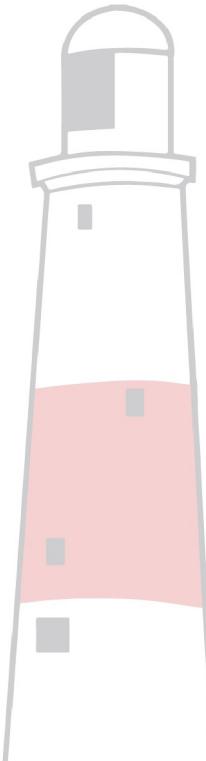
**Bedroom Two**  
10'5 x 9'4 (3.18m x 2.84m)

**Bedroom Three**  
13'3 x 10'6 (4.04m x 3.20m)

**Bedroom Four**  
11'3 x 10'4 (3.43m x 3.15m)

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		
<b>England &amp; Wales</b>	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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