

King Street
Portland, DT5 1NH



**Offers Over
£230,000 Freehold**



King Street

Portland, DT5 1NH

- Character Cottage
- Moments From Chesil Beach
- Spacious Accommodation
- Well Presented Throughout
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Low Maintenance Garden
- Within Close Proximity to Bus Routes
- Great Curb Appeal
- Close to Local Amenities





Presenting this CHARMING TWO DOUBLE-BEDROOM COASTAL HOME within a SHORT STROLL to CHESIL BEACH. In brief the home comprises a porch, inner hallway, open lounge-diner, kitchen, two bedrooms, family bathroom and rear courtyard.

Stylishly presented throughout the current owner has brilliantly restored the property. Boasting original floorboards, floor tiles and fireplaces throughout.



Approaching the home the property has lovely curb appeal and is well presented



with a small shingle and plant-potted front garden. A fantastic spot to soak up the evening sunshine with an outlook down the lane over Chesil! Stepping into the home via the porch entrance, a convenient area for coats and shoes, this leads you initially through into the spacious Lounge/Diner.

The room presents a modern and spacious open-plan style, original floorboards and character features surround the space with plenty of light entering from the large front and rear aspect windows. In addition there is useful understairs storage via a cupboard. The dining area comfortably suits a six-seater dining table and is moments away from the kitchen.

The modern fitted kitchen boasts a fantastic space for the chef of the home to flourish, wooden worktops and stylish shaker units. There is ample space for various white plumbed goods and the space now connects effortlessly to the utility room. This space not only adds to storage via base units but allows the area to be flooded with natural light thanks to the skylights and open-arch of the rooms connecting. There are patio doors which open onto the rear garden area.

Ascending the stairs to the landing there is immediately a sense of space and light. There is a access to both bedrooms, family bathroom and to the loft via a hatch. Subject to planning the loft could be converted into an addition room.

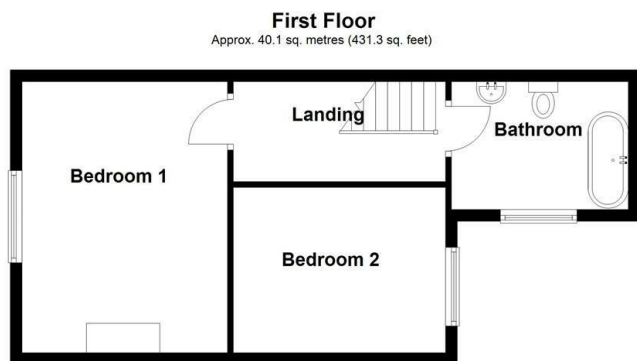
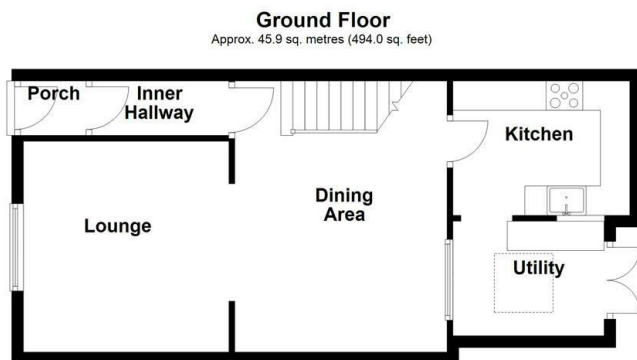
The master bedroom is a generous double room, a fireplace centres to room with a large front window offering views on to the lane and surround.

Bedroom two, also a double room is neutrally decorated and carpeted providing a pleasant outlook over the rear garden.

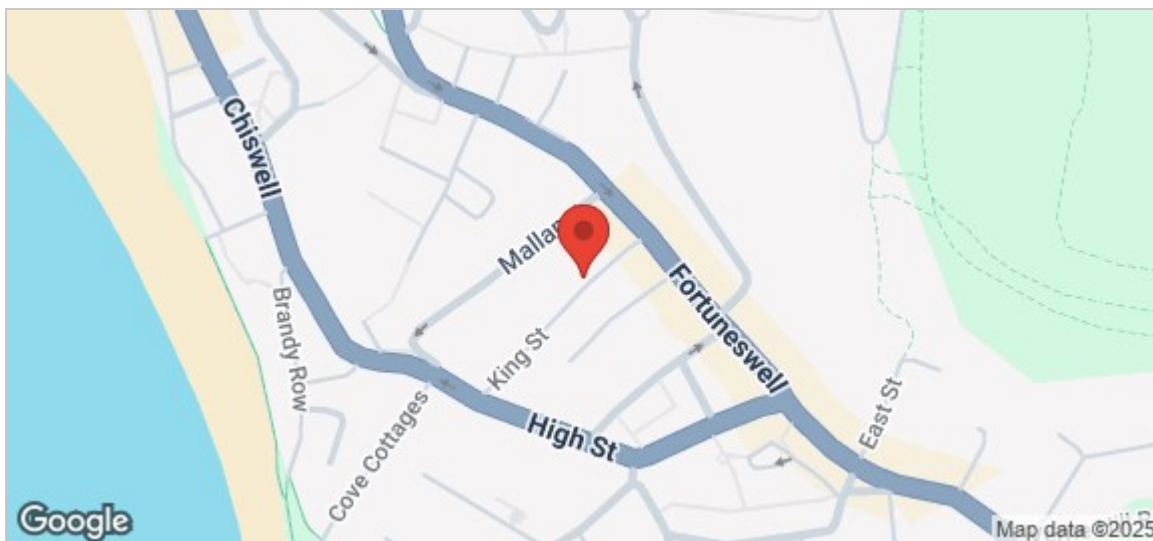
To conclude the interior is the modernised bathroom comprising of a rolltop bath with shower over, vanity sink unit and low level WC. The room also offer storage cupboards of which house the gas combi boiler.

Externally to the rear is a brilliantly presented and fully enclosed low maintenance garden. The garden is hard paved with a corner decking area and various potted plants surrounding the space.





Total area: approx. 86.0 sq. metres (925.3 sq. feet)



Lounge
11'9" x 11'5" (3.6m x 3.5m)

Dining Area
15'3" x 11'9" (4.65m x 3.6m)

Kitchen
9'10" x 7'6" (3.00m x 2.29m)

Utility Area
8'6" x 5'10" (2.6m x 1.8m)

Bedroom One
13'9" x 11'5" (4.2m x 3.5m)

Bedroom Two
11'5" x 9'2" (3.5m x 2.8m)

Bathroom
9'8" x 7'8" (2.96m x 2.34m)

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: Terraced
Property construction: Standard

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 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
	71
52	
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	