

Westcliff Road

Portland, DT5 2HW



**Offers In Excess Of
£300,000 Freehold**



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- Extended, Three Bedroom Semi Detached Chalet Home
- No Forward Chain
- Light and Airy Property, with a South Facing Front Aspect
- Ground Floor Shower Room
- Utility Room and Cloakroom
- Office with Sliding Door to Front
- Dual Aspect Living Dining Room
- Front Porch
- Short Stroll to Coastal Walks
- Moments from Amenities including Bus Route, Convenience Store and Pub.





Set across TWO WELL-PLANNED LEVELS, this HOME on Westcliff Road offers SPACIOUS GROUND-FLOOR LIVING and THREE COMFORTABLE BEDROOMS upstairs, creating an ideal layout for modern family life. From the WELCOMING HALLWAY to the BRIGHT, DUAL-ASPECT LIVING AND DINING ROOM, CENTRALLY PLACED KITCHEN, and FLEXIBLE ADDITIONAL ROOMS, the property combines practicality with charm - enhanced further by an OUTBUILDING and its DESIRABLE PORTLAND LOCATION.



You enter into a welcoming hallway with stairs rising to the first floor and



family shower room in front of you. To the right, the main living and dining room stretches the depth of the home, offering a bright and inviting space for relaxing and entertaining with large windows drawing in plenty of natural light, creating a warm atmosphere throughout the day.

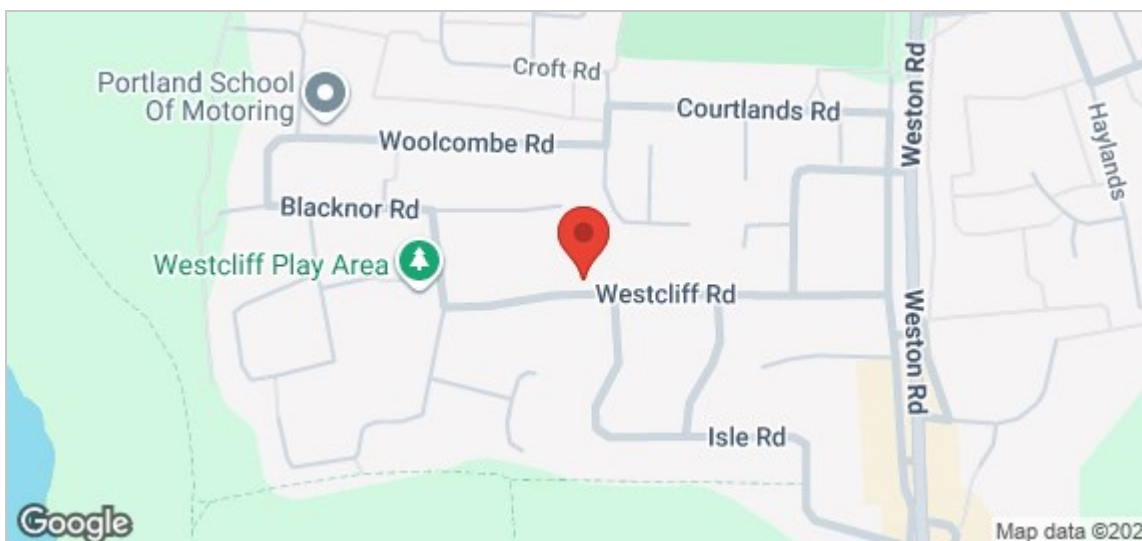
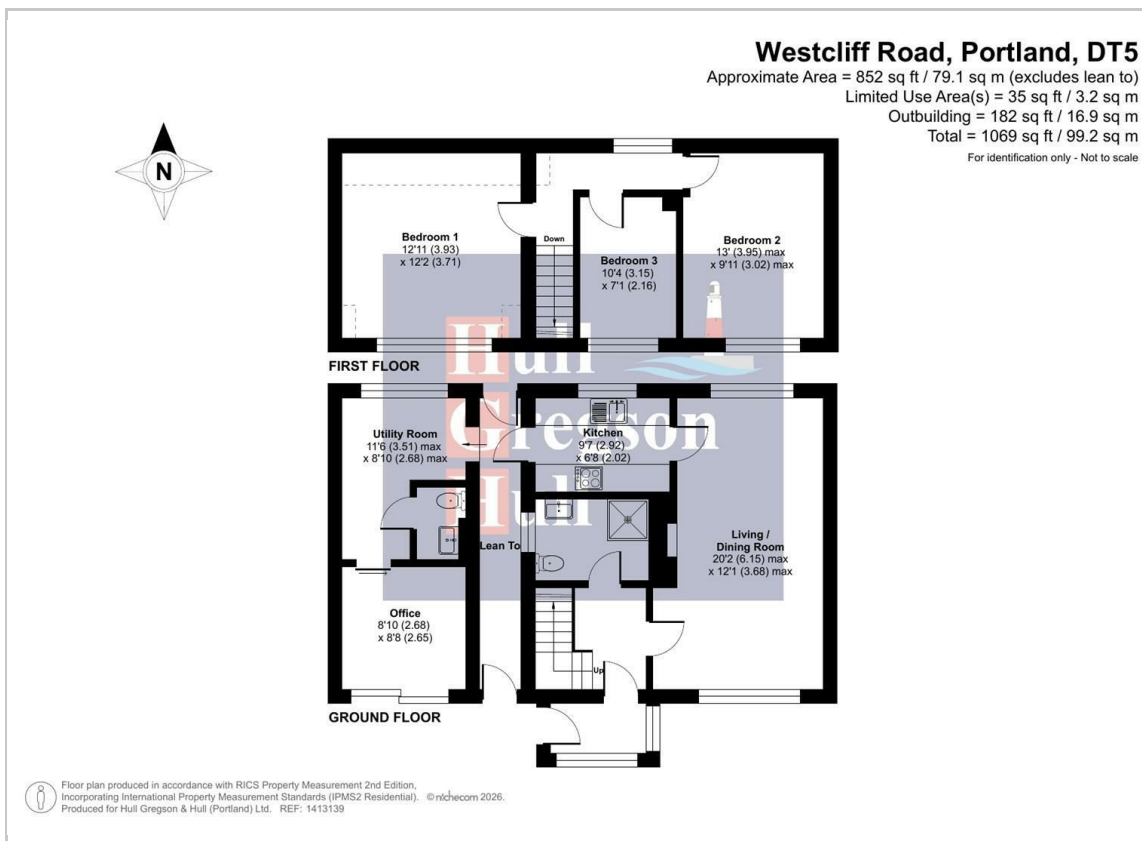
The kitchen sits centrally, conveniently placed between the main living area and the rear utility/ office space. This practical arrangement makes everyday living easy, with access to storage, ample space for appliances and worktops.

To the left of the hallway, the ground floor also includes a separate office, ideal for home working, hobbies or additional storage. A shower room completes the downstairs accommodation, adding valuable flexibility for busy households or visiting guests.



Upstairs, all three bedrooms are arranged off the landing. Each room feels well proportioned, and is flooded with natural light from the sizeable southerly aspect windows.

This generous rear garden offers an excellent sense of space and is ideal for anyone who enjoys outdoor living or gardening. A central pathway leads down the length of the garden, with lawned areas on either side that provide plenty of scope for planting, landscaping or simply relaxing in the sunshine.



Living Room / Dining Room

20'2 x 12'1 (6.15m x 3.68m)

Kitchen

9'7 x 6'8 (2.92m x 2.03m)

Utility Room

11'6 x 8'10 (3.51m x 2.69m)

Office

8'10 x 8'8 (2.69m x 2.64m)

Bedroom One

12'11 x 12'2 (3.94m x 3.71m)

Bedroom Two

13' x 9'11 (3.96m x 3.02m)

Bedroom Three

10'4 x 7'1 (3.15m x 2.16m)

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

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(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		