



Channel View Road

Portland, DT5 2AY



Asking Price  
£290,000 Freehold

Hull  
Gregson  
Hull

# Channel View Road

Portland, DT5 2AY

- Impeccably Presented Family Home With Period Features
- Boasting Generous Accommodation Throughout
- Three Double Bedrooms & Loft Room
- Front Aspect Lounge With Log Burner
- Cosy Snug / Reception Room
- Separate Dining Room
- Modern Fitted Kitchen
- Spacious Family Bathroom
- South Facing Rear Garden
- No Onward Chain





IMPECCABLY PRESENTED THROUGHOUT, mid terrace FAMILY HOME. This STUNNING PROPERTY boasts generous accommodation & PERIOD FEATURES ARRANGED OVER THREE FLOORS, comprising THREE RECEPTION ROOMS, a MODERN FITTED KITCHEN, THREE BEDROOMS, LOFT ROOM and a spacious FAMILY BATHROOM. Outside there is a BEAUTIFULLY CARED FOR south facing rear garden and TWO LARGE SHEDS. Being offered for sale with NO ONWARD CHAIN.

Entering the property you are greeted by a welcoming entrance hallway, where doors lead to all principal

rooms. To the front of the property is a cosy and charming bay window lounge, boasting a wood burner making this room perfect for long winter nights. A separate snug is located of the hallway, this room is ideal for larger families or a space for peace and quiet. Leading on from the hallway access is gained to the dinning room. Large enough to house a family sized table and chairs, a large side aspect window allows ample amount of natural light to flood the room. To complete the ground floor accommodation is the modern fitted kitchen. Boasting a large range of eye and base level storage cupboards, space for a range of free standing domestic appliances. From the kitchen access is gained to the rear porch which in turn leads out to the rear garden.

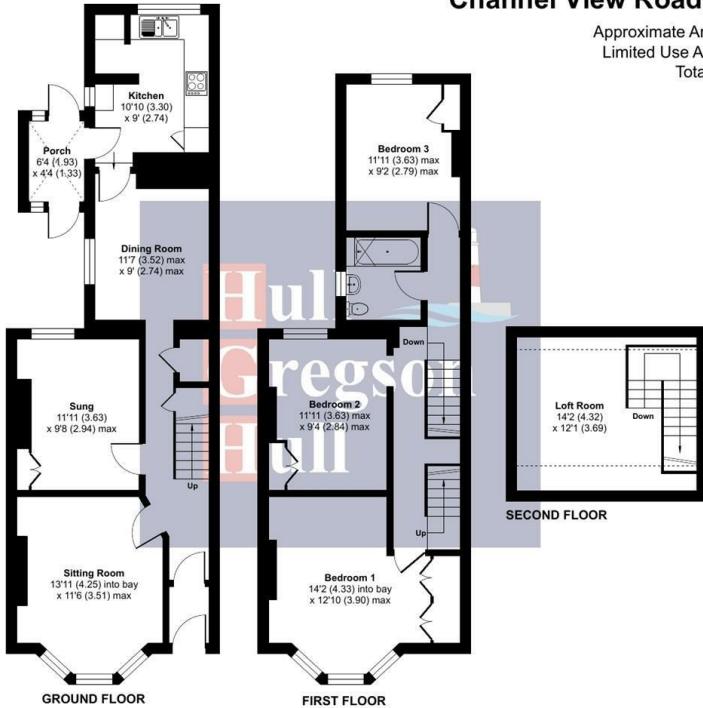
Stairs rise to the first floor where bedrooms one, two, three and the family bathroom are located. Bedroom one is a spacious bay window double room, fitted with built in wardrobes. Bedroom two is a further large double, with fitted wardrobes. Bedroom three is a rear aspect double bedroom, currently used by the vendors as a craft room, with fitted wardrobes. The family bathroom comprises a modern fitted suite with bath and shower fitting, wash hand basin and WC.

Stairs rise again to the second floor where the additional loft room is located. This is a further double room, with extra eaves storage, Velux windows, where the far reaching sea views can be enjoyed. The south facing rear garden offers a mixture of low maintenance decking area, suitable for entertaining or alfresco dining. The remainder of the garden is finished with shingle and planting areas. Located to the rear of the garden are two additional sheds, suitable for storage of garden furniture etc. They both are fitted with power and lighting.

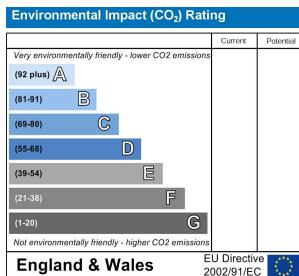
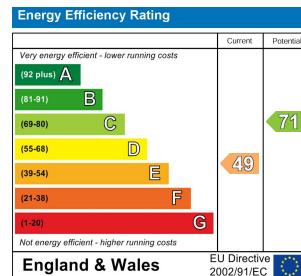


## Channel View Road, Portland, DT5

Approximate Area = 1324 sq ft / 123 sq m  
Limited Use Area(s) = 42 sq ft / 3.9 sq m  
Total = 1366 sq ft / 126.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1248003



## Lounge

13'11 into bay x 11'6 max (4.24m into bay x 3.51m max)

## Snug

11'11 x 9'8 (3.63m x 2.95m)

## Dining Room

11'7 max x 9' max (3.53m max x 2.74m max)

## Kitchen

10'10 x 9' (3.30m x 2.74m)

## Porch

6'4 x 4'4 (1.93m x 1.32m)

## Bedroom One

14'2 into bay x 12'10 max (4.32m into bay x 3.91m max)

## Bedroom Two

11'11 max x 9'4 max (3.63m max x 2.84m max)

## Bedroom Three

11'11 x 9'2 (3.63m x 2.79m)

## Family Bathroom

## Loft Room

14'2 x 12'1 (4.32m x 3.68m)

## 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: Mid Terrace

Property construction: Standard

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. 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.