

Sidon Mews

Portland, DT5 1FG



Offers In Excess Of
£625,000 Freehold

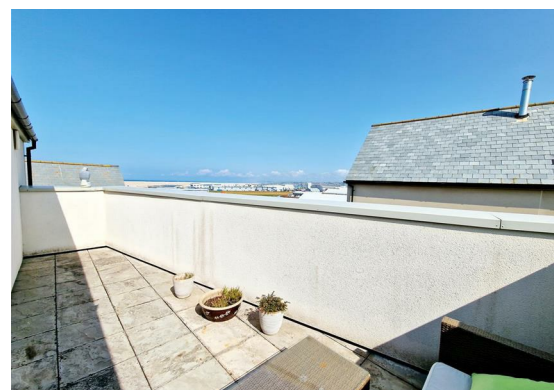


Sidon Mews

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- Four Double Bedrooms Modern Family Home
- Part Of The 2012 Olympic Village
- Stunning Direct Sea Views
- Accommodation Arranged Over Four Floors
- Open Plan Kitchen/Diner
- Spacious Private Roof Terrace
- Generous Sized Triple Aspect Lounge
- Highly Sought After Modern Development
- Integral Double Garage
- Ample Parking To The Front





This is not just a home, but a 'lifestyle'. An opportunity to acquire this unique **FOUR DOUBLE BEDROOM, MODERN TOWNHOUSE**, arranged over four storeys offering flexible living accommodation and boasting a **DOUBLE GARAGE** and **VIEWS TOWARDS THE SEA**. This landmark home is situated in the **OLYMPIC VILLAGE**, moments from Portland Harbour, Chesil Beach and the array of amenities the area has to offer. This beautiful property lends itself to a family with ample space for working from home, or those seeking a **SECOND HOME/ HOLIDAY RETREAT**.

The property was built in

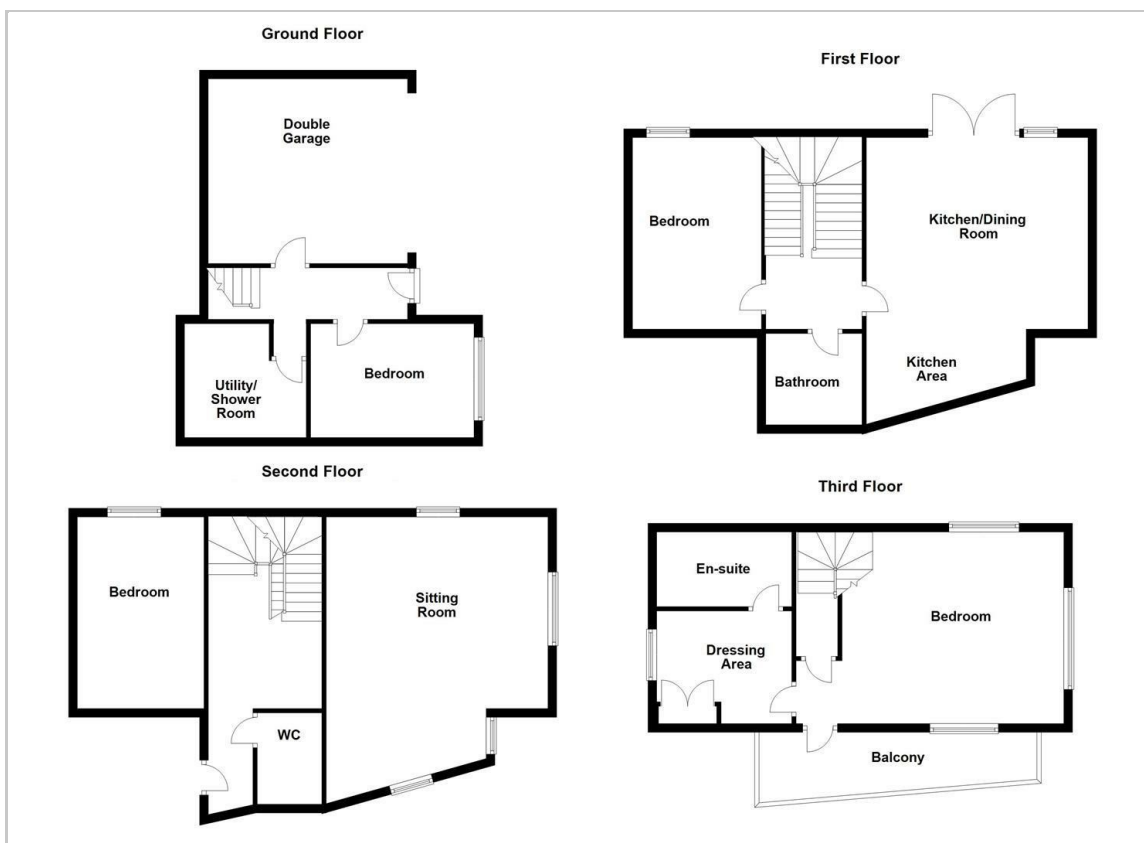
approximately 2012 for the OLYMPICS and is perfect for those wishing to partake in the local water sports the area is known for; with the National Sailing Academy being just a 5 minute stroll away. The double garage is perfect for storing water sports/sailing equipment along with bikes and much more, whilst the house offers ample space for extended family to come and visit.

Outside the property has a low maintenance garden area, perfect for barbequing in the afternoon sun, as well as a second outdoor terrace area, accessed from the first floor, which enjoys some views towards Chesil Beach.

The internal accommodation comprises four double bedrooms; the primary room benefitting from an en-suite & dressing area, a large formal sitting room with triple aspect windows, a kitchen/diner with doors out to the garden, a main bathroom and a utility room.

Outside is access into the double garage and a block paved driveway providing off road parking for three vehicles.





Sitting Room

21'7" max x 16'9" max (6.6 max x 5.12 max)

Kitchen/Diner

21'7" max x 16'9" max (6.6 max x 5.12 max)

W.C

Bedroom One

16'9" x 14'8" + en suite and dressing room (5.11 x 4.48 + en suite and dressing room)

Ensuite

Bedroom Two

14'7" x 9'6" (4.46 x 2.91)

Bedroom Three

14'7" x 9'6" (4.46 x 2.91)

Bedroom Four

12'4" x 8'7" (3.76 x 2.62)

Utility Room / Shower Room

10'9" max x 9'2" max (3.29 max x 2.8 max)

Double Garage

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: Link Detached

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 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	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	EU Directive 2002/91/EC