

Fortuneswell

Portland, DT5 1LX

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Offers In Excess Of
£220,000 Freehold

Hull Gregson Hull

Fortuneswell

Portland, DT5 1LX

- Grade II Listed Character Home
- No Onward Chain
- Well Presented Throughout
- Basement Room
- Sea Views
- 10 Minute Approximate Walk To Chesil Beach
- Amenities And Transport Links Nearby
- Spacious Accommodation
- Fitted Kitchen
- Two Bathrooms

















NO ONWARD CHAIN

This THREE DOUBLE BEDROOM, GRADE II LISTED semi-detached CHARACTER HOME situated in the heart of FORTUNESWELL is presented for sale. This WELL PRESENTED property comprises a spacious LIVING ROOM/DINING ROOM and MODERN FITTED KITCHEN to the ground floor, BASEMENT ROOM with shower room to the lower ground floor and all bedrooms and family bathroom to the first floor.

Stepping into this property, you enter into an entrance hallway which gives access to first floor via stairs, and



doorway leads into the ground floor accommodation.

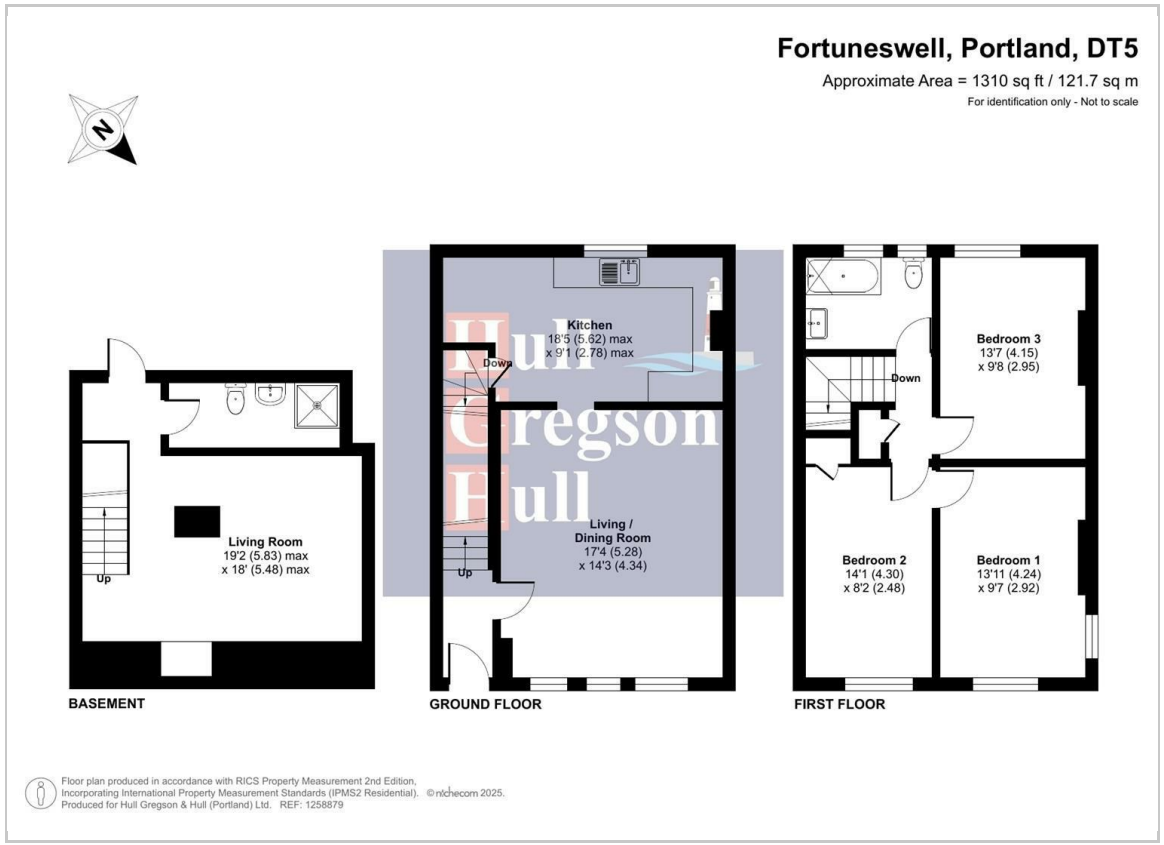
The ground floor comprises a front aspect living room/dining room with triple fronted sash windows and good decoration throughout. The windows to front allow for plenty of natural light to flood the room and spill through to the modern fitted kitchen which is positioned to the rear of the property. Inside the kitchen there is a range of wall and base level units with a fitted oven, hob and extractor fan. there is also space for multiple free standing appliances.

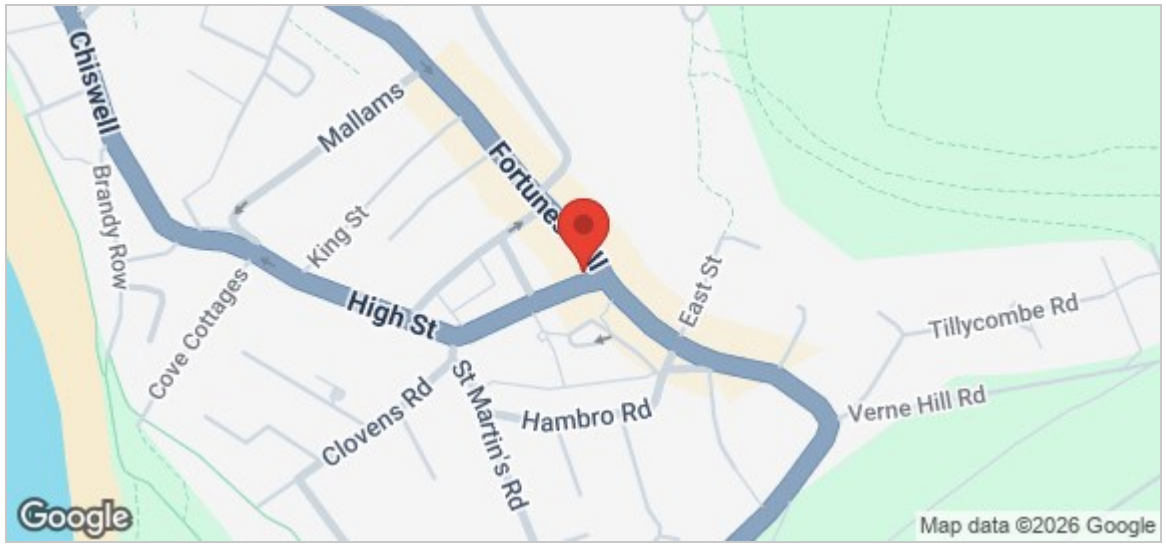
Stairs lead down from the kitchen to the basement room which is currently being utilised as a second sitting room/snug. The room is of a good size and allows room for a multitude of furniture. Completing the basement level is a shower room with WC and wash hand basin. A rear door leads out to an external store for storage.



The first floor of the property is where bedrooms one, two, three and the family bathroom are located. The main bedroom is positioned to the front of the home and enjoys dual aspect sash windows. Bedroom two is also positioned to the front aspect of the home and is of a good size. The third bedroom is generous double positioned to the rear of the property.

There is an additional loft space which is accessed via the third bedroom with pull down ladder, there are windows to the front and rear of this space offering some sea views.





Living Room/Dining Room
17'3" x 14'2" (5.28m x 4.34m)

Kitchen
18'5" x 9'1" (5.62m x 2.78m)

Basement Room
19'1" x 17'11" (5.83m x 5.48m)

Shower Room

Bedroom One
13'10" x 9'6" (4.24m x 2.92m)

Bedroom Two
14'1" x 8'1" (4.30m x 2.48m)

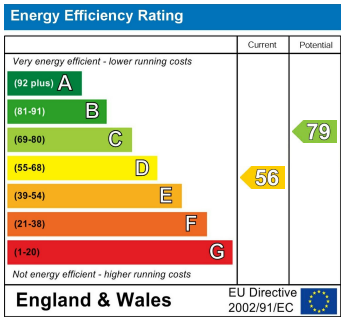
Bedroom Three
13'7" x 9'8" (4.15m x 2.95m)

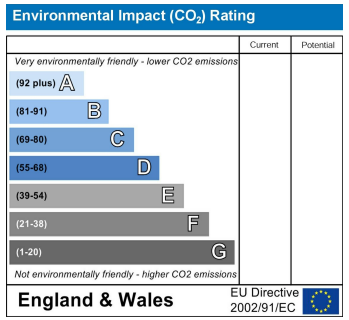
Family Bathroom

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 / Grade II Listed
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central
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.





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