







**Clements Lane**

**Portland, DT5 1AS**

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**Asking Price**  
**£290,000 Freehold**





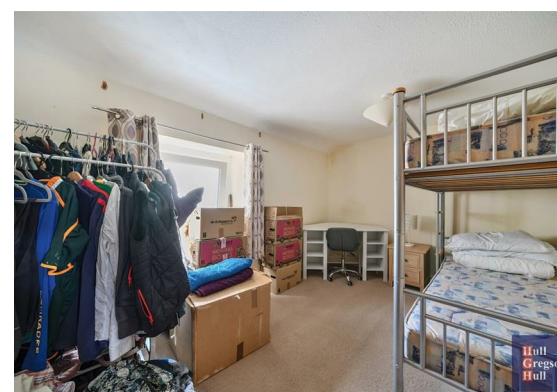
# Clements Lane

Portland, DT5 1AS

- Presented For Sale with No Onward Chain
- Three Double Bedrooms
- Sought-After Location
- Close to Chesil Beach & The Cove
- Oozing Charm & Character
- Parking Space to the Front
- Bathroom, Shower Room & Downstairs WC
- Arranged Over Three Storeys
- Light & Airy Accommodation Throughout
- Viewings Come Highly Advised







This FANTASTIC THREE-BEDROOM residence with OFF-ROAD PARKING within A STONE'S THROW from CHESIL and THE COVE. This property is well presented throughout and boasts LIGHT AND AIRY accommodation. The cottage OOOZES CHARACTER and is arranged over THREE FLOORS, making this an IDEAL INVESTMENT or a FAMILY HOME. Offering THREE BEDROOMS, MODERN KITCHEN/DINER, two BATHROOMS, SOUTH-WEST GARDEN leading towards CHESIL BEACH and PARKING SPACE TO THE FRONT.

Approaching the front of the home via the private pathway you enter via a low



maintenance garden guiding you to the front porch providing great space for coats and shoes. Stepping into the spacious open-plan kitchen you are welcomed into the home by plenty of character with Portland stone and wooden flooring decorating the space. The room is flooded with natural light thanks to the centrally positioned lantern skylight. The kitchen boasts an array of modern styled base and wall units with worktops over and plenty of undercounter space for white good appliances. The dining room is moments away boasts space for a six-seater dining table. Situated nearby is a ground floor cloakroom for added convenience of which is well presented and offers a low level WC and hand wash basin.

Moving through to the rear of the property, you find yourself in the spacious lounge which is neutrally styled with centres a stone chimney breast and features wooden beams. The lounge also provides pleasant views over the garden and towards Chesil.

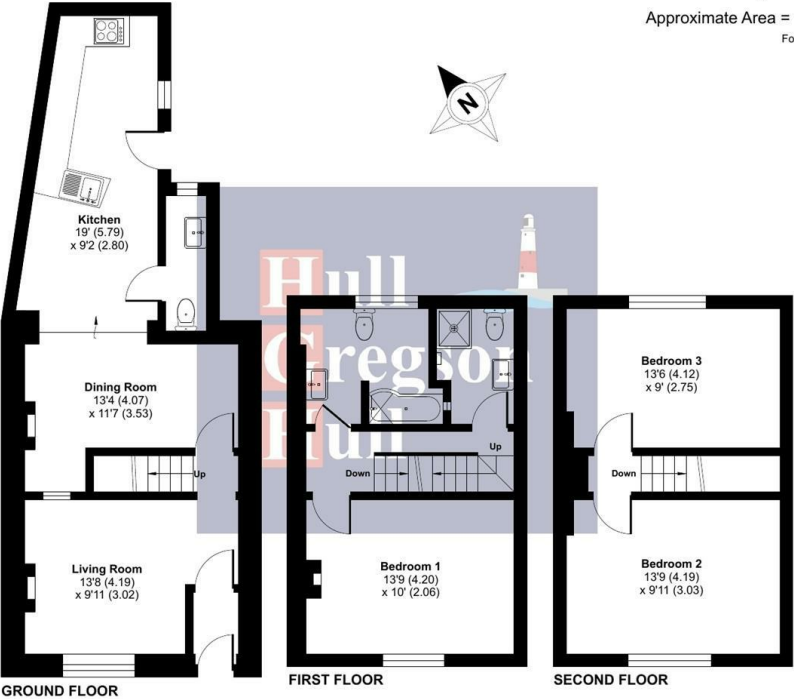
Ascending to the first floor you access to the Bedroom one of which a generous double bedroom. Across the landing is the family bathroom comprising of a a P-shape bath with shower over, wall mounted towel radiator, low level and pedestal hand wash basin.

Directly next door is the family shower room comprising a large corner shower cubicle, low level WC, pedestal hand wash basin and wall mounted heated towel rail.



# Clements Lane, Portland, DT5

Approximate Area = 1068 sq ft / 99.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1306422

**Living Room**  
13'8" x 9'10" (4.19m x 3.02m)

**Dining Room**  
13'4" x 11'6" (4.07m x 3.53m)

**Kitchen**  
18'11" x 9'2" (5.79m x 2.8m)

**Downstairs WC**

**Bedroom 1**  
13'9" x 6'9" (4.2m x 2.06)

**Bathroom**

**Shower Room**

**Bedroom 2**  
13'8" x 9'11" (4.19m x 3.03m)

**Bedroom 3**  
13'6" x 9'0" (4.12m x 2.75m)

## 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: End-Terrace House

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

