



**Southwell Street**

Portland, DT5 2EF



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





## Southwell Street

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- **\*\*BOASTING STUNNING SEA VIEWS\*\***
- Sought-after Friendly Residential Location
- Charming Property
- Close to Beautiful Coastal Walks
- Three Double Bedrooms
- Two Downstairs Reception Rooms
- Beautifully-Presented Kitchen Diner
- Arranged over Three Storeys
- Oozing Character
- Log Burner



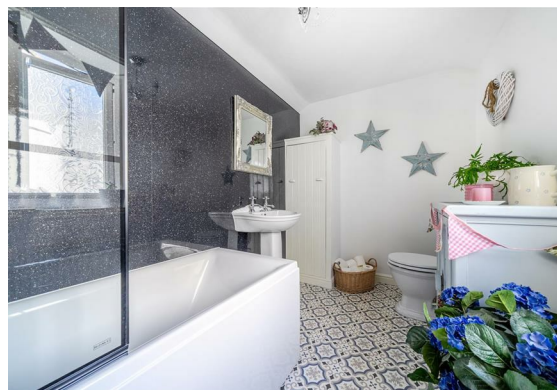




**\*\*BOASTING STUNNING SEA VIEWS\*\***

This THREE DOUBLE BEDROOM, TWO RECEPTION ROOM plus KITCHEN DINER HOUSE is presented for sale. The property OOOZES CHARM and CHARACTER, is ARRANGED OVER THREE STOREYS as well as being BEAUTIFULLY PRESENTED THROUGHOUT with LIGHT and AIRY ACCOMMODATION. The property is set in a FRIENDLY SOUGHT-AFTER RESIDENTIAL LOCATION and viewings come highly advised to fully appreciate the property on offer.

The ground floor accommodation comprises two reception rooms and the kitchen diner with access into the rear garden. The front-aspect living room hosts a light and airy window spilling light



into the space as well as a log burner creating a cosy ambience. The space is currently set up as a cosy snug hosting seating to relax in.

To the rear you find yourself in the open-style kitchen dining room. The dining area provides a log burner and currently hosts ample seating to enjoy family meal times. The kitchen comprises grey modern-style base level mounted units with beech-effect worktops over as well as mosaic-style splashback.

The first floor accommodation benefits from two bedrooms and the family bathroom. Each bedroom is well-proportioned, light and airy with a pleasant outlook. The bathroom is stylishly-presented and hosts stylish mosaic flooring and panelled bath, wash-hand basin and WC.

Ascending to the second floor, you find yourself in bedroom three. Bedroom three is generously sized, hosts beautiful views and ample floorspace.

Externally, the property boasts a beautifully presented rear garden of a low-maintenance style with some raised beds and border shrubs, beyond is a further lawned area with bushes, flowers and an area of shingle.

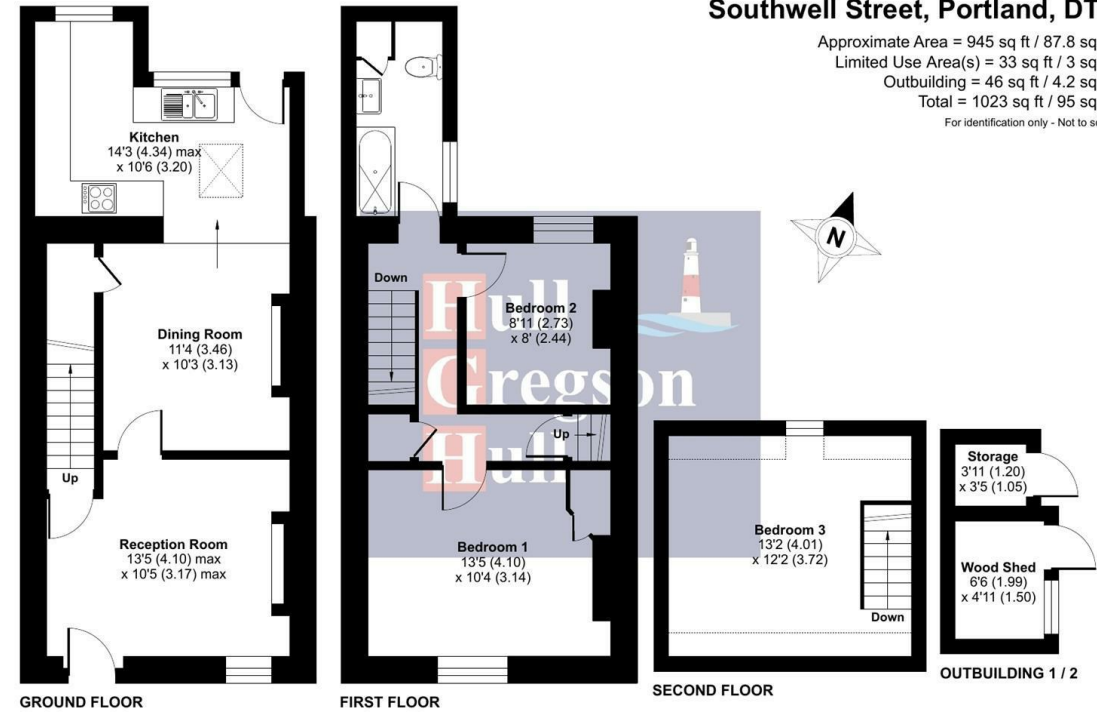
The vendor has advised us there is a right of way across their land to a neighbouring property.

Viewings come highly advised to fully appreciate the accommodation and views on offer.



# Southwell Street, Portland, DT5

Approximate Area = 945 sq ft / 87.8 sq m  
Limited Use Area(s) = 33 sq ft / 3 sq m  
Outbuilding = 46 sq ft / 4.2 sq m  
Total = 1023 sq ft / 95 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: 1271935

**Reception Room**  
13'5" x 10'4" (4.1m x 3.17m)

**Dining Room**  
11'4" x 10'3" (3.46m x 3.13m)

**Kitchen**  
14'2" max x 10'5" (4.34m max x 3.2m)

**Bedroom One**  
13'5" x 10'3" (4.1m x 3.14m)

**Bedroom Two**  
8'11" x 8'0" (2.73m x 2.44m)

**Bedroom Three**  
13'1" x 12'2" (4.01m x 3.72m)

**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: End-Terrace House  
Property construction:  
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		85
(81-91) B		
(69-80) C		61
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC