

## 11 Sidon Mews

Portland, DT5 1FG



Offers in excess of  
£600,000 Freehold





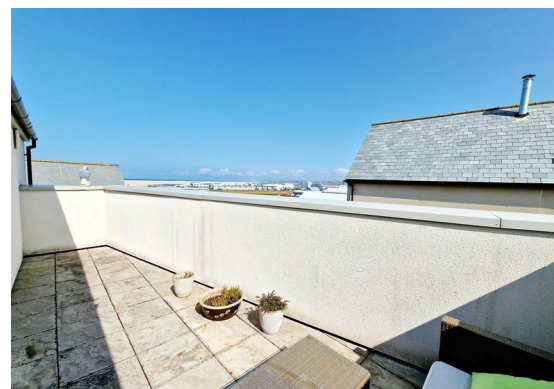
## Sidon Mews

Portland, DT5 1FG

- Four Double Bedrooms
- En-Suite To Primary Bedroom
- Double Garage
- Sea Views
- Ample Parking
- Part Of The Olympic Village
- Arranged Over Four Floors
- EPC: B
- No Onward Chain
- Moments From The Waters Edge







3D VIRTUAL TOUR AVAILABLE!

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**.

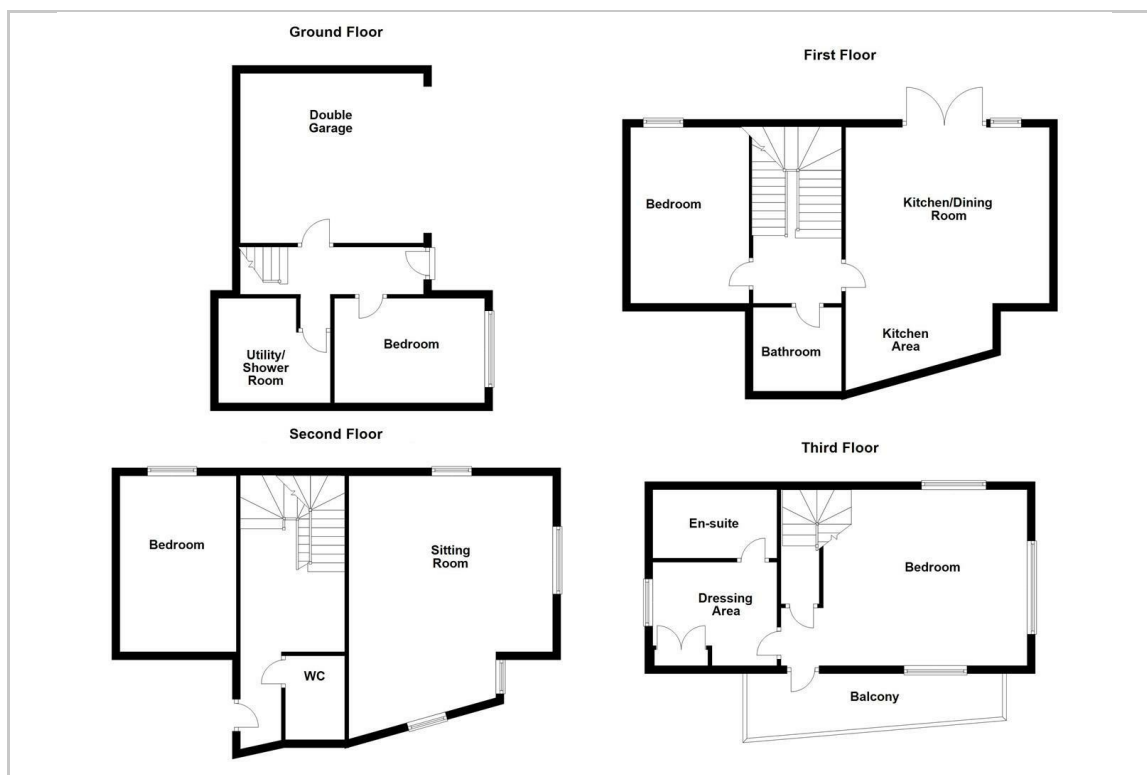
The property was built in approximately 2012 for the OLYMPICS and is perfect for those wishing to partake in the local water sports the area is known for; with the National Sailing Academy being just a 5 minute stroll away. The double garage is perfect for storing water sports/sailing equipment along 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



| 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 <sub>2</sub> ) Rating                  |                         |                         |
|---|-------------------------|-------------------------|
|   | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk