



11 Sidon Mews

Portland, DT5 1FG



Offers in excess of
£600,000 Freehold

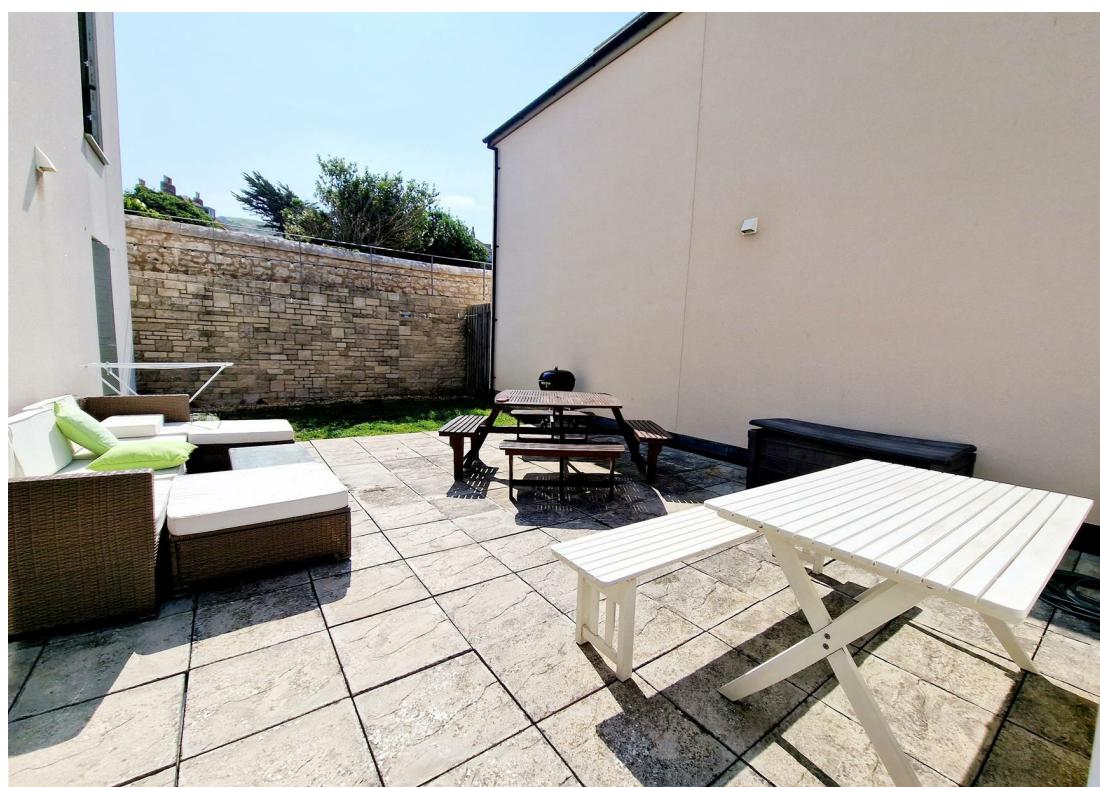
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Sidon Mews

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**.



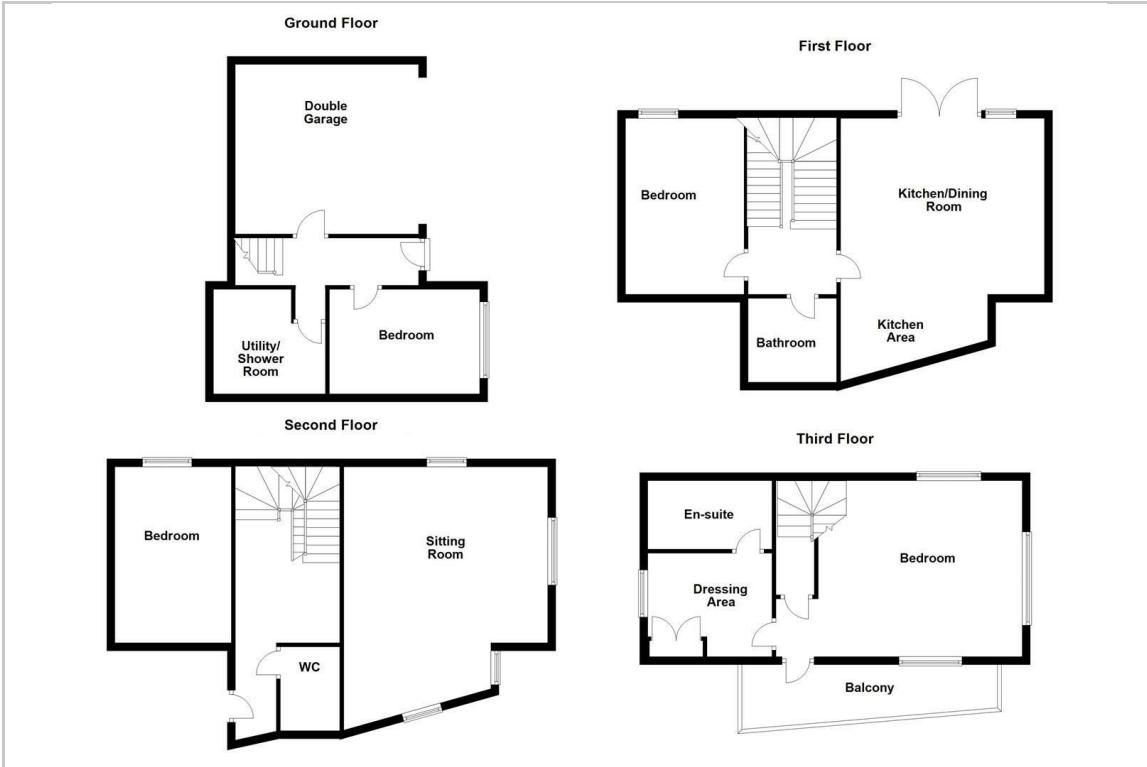
The property was built in approximately 2012 for the **OLYMPICS** and is perfect for those wishing to partake in the local water sports the area is known for; with the National Sailing Academy being just a 5 minute stroll away. The double garage is perfect for storing water sports/sailing equipment along 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	77	82
(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		

Environmental Impact (CO₂) 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		

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