Hull Gregson Hull

70 Southwell Street

Portland | Dorset | DT5 2EF

Occupying an enviable position in the sought-after village of Southwell, Portland, this exceptional semi-detached family home combines impressive proportions, beautifully appointed accommodation and breathtaking panoramic sea views to create a truly special coastal residence. Offered for sale with no onward chain, this remarkable home represents a rare opportunity to acquire a substantial and beautifully finished family residence in one of Portland's most sought-after locations.

Finished to a stunning specification throughout, the property offers approximately 2,240 sq ft of versatile accommodation arranged over three floors, providing an abundance of space for modern family living. The quality and scale of the accommodation are immediately apparent, with generous reception rooms, four well-proportioned bedrooms and an impressive principal suite arrangement occupying the second floor.

The ground floor provides an excellent sense of space and flow, with a particularly impressive lounge/dining area measuring approximately 26ft in length, creating an ideal environment for both relaxed family life and entertaining. A substantial family room provides further versatility, while the contemporary kitchen offers an excellent level of functionality and is complemented by a useful boot room. A garage/utility area and ground floor WC further enhance the practicality of the home.

To the first floor are three generous bedrooms, together with a well-appointed bathroom and further useful accommodation. The second floor is dedicated to an impressive principal bedroom suite, incorporating a generous bedroom, separate dressing room and luxurious bathroom, creating a private retreat away from the main family accommodation.

KEY FEATURES

- *Stunning Semi-Detached Family Home*
- *Breathtaking Panoramic Sea Views*
- *Approximately 2,240 sq ft Of Accommodation*
- *Four Generously Proportioned Bedrooms*
- *Exceptional Principal Suite With Dressing Room & Luxury Bathroom*
- *Impressive 26ft Lounge/Dining Area*
- *Imposing Open Plan Kitchen/Family Room*
- *Beautifully Finished to a High Specification Throughout*
- *Garage/Utility And Useful Boot Room*
- *Stunning Landscaped Rear Garden & Bar Area*

The property benefits from a beautifully established and exceptionally private rear garden, enclosed by traditional Portland stone walls which create a wonderful sense of seclusion, character and privacy.
Predominantly laid to lawn, the garden is complemented by well-stocked borders, mature shrubs and established planting, providing colour and interest throughout the seasons.
A generous raised paved terrace immediately adjoining the house provides the perfect setting for outdoor dining and entertaining, with steps leading down into the main garden. From both the terrace and garden, stunning panoramic sea views can be enjoyed, creating an exceptional backdrop and allowing the coastal setting to be appreciated throughout the day.
The garden offers a superb balance of formal entertaining space, areas of lawn and attractive planting, with pathways and seating areas creating distinct spaces to relax and enjoy the surroundings.
Adding an impressive and highly desirable feature, a purpose-built bar is positioned at the bottom of the garden, providing an ideal space for entertaining guests, enjoying summer evenings or simply relaxing in this wonderful outdoor setting.
With its combination of stunning sea views, traditional Portland stone boundaries, established planting, generous lawn, entertaining terrace and purpose-built garden bar, this is a truly impressive outside space and a major feature of this exceptional Southwell home.

ESTABLISHED.2024

Lounge/Dining Area 13'6" x 25'11"

Kitchen 10'0" x 23'2"

Family Room 21'1" x 11'8"

Boot Room 9'6" x 12'7"

Garage/Utility 11'4" x 17'5"

Bedroom Two & En-suite 11'3" x 12'7"

Bedroom Three 10'0" x 12'3"

Bedroom Four 12'0" x 12'7"

Family Shower Room

Bedroom One 20'9" x 16'2"

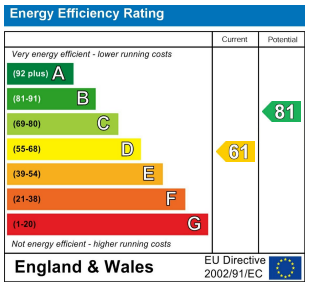
Bedroom One En-suite Bathroom

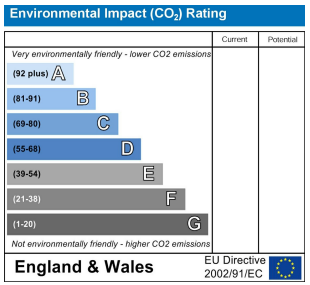
Dressing Room 8'5" x 9'3"

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: Semi-Detached
Property construction: Standard
Tenure: Freehold
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/

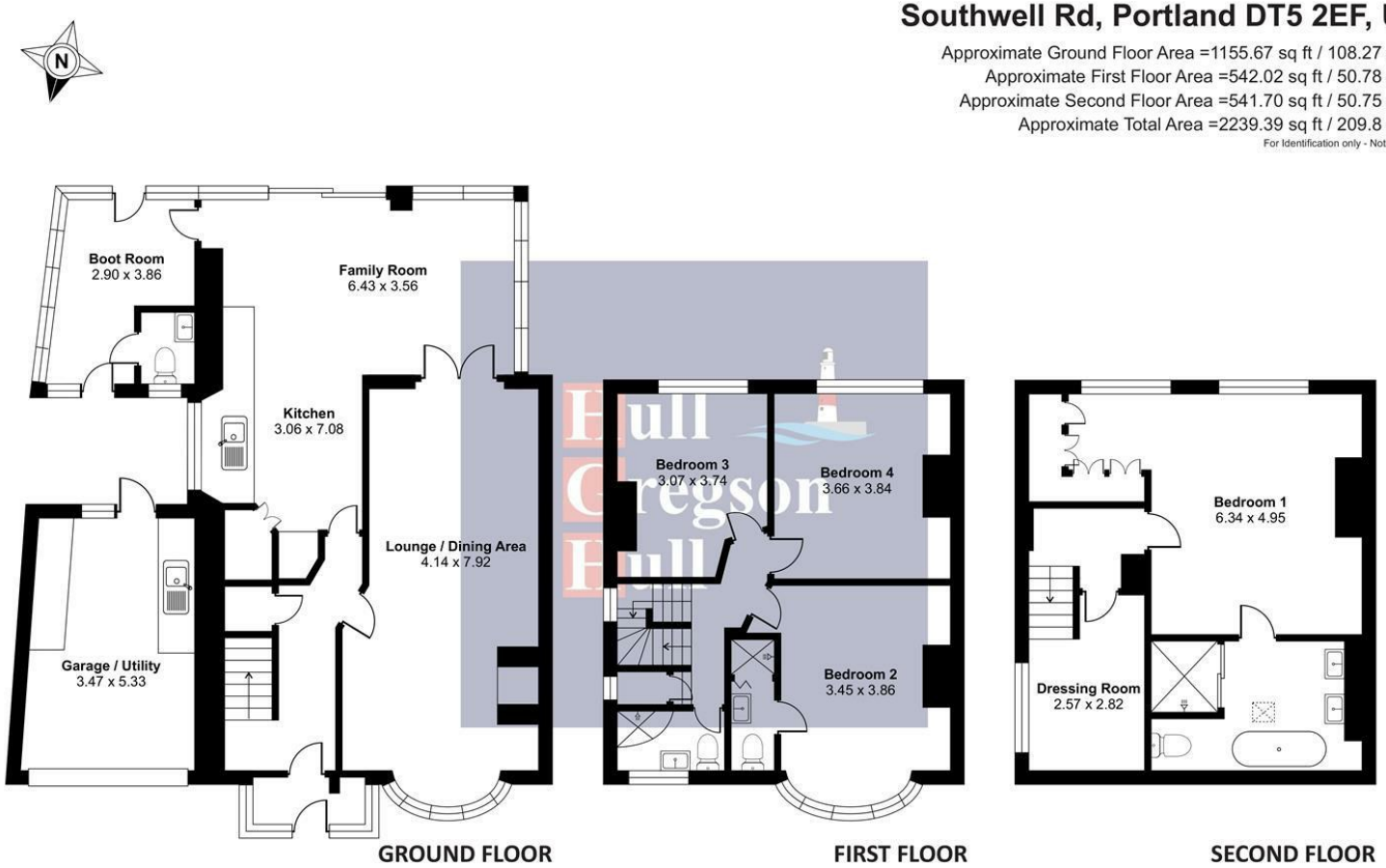
Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 in respect of the property.





Southwell Rd, Portland DT5 2EF, UK

Approximate Ground Floor Area =1155.67 sq ft / 108.27 sq m
Approximate First Floor Area =542.02 sq ft / 50.78 sq m
Approximate Second Floor Area =541.70 sq ft / 50.75 sq m
Approximate Total Area =2239.39 sq ft / 209.8 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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