



High Street
Fortuneswell Portland, DT5 1JH



**Asking Price
£260,000 Freehold**

Hull Gregson Hull



High Street

Fortuneswell Portland, DT5 1JH

- Spectacular Sea Views
- Moments from Chesil Beach
- Charming Characterful Cottage
- Three Double Bedrooms
- Arranged over Three Storeys
- Allocated Parking
- Private Rear Garden
- Cosy Living Room with Log Burner
- Open Kitchen-Diner ~ French Doors onto Rear Garden
- Close Transport Links





Lyme View, a CHARMING COTTAGE with THREE DOUBLE-BEDROOMS arranged over THREE FLOORS, set just moments from Chesil Beach. The property, which was built in 1999 boasts a COSY LIVING ROOM with a LOG BURNER; OPEN-STYLE KITCHEN-DINER with FRENCH DOORS onto the PRIVATE GARDEN and ALLOCATED PARKING to the rear. The property is offered for SALE WITH NO ONWARD CHAIN.

Stepping through the doorway, you find yourself in the entrance porch: a perfect useful storage space. Beyond the porch, you find yourself in the cosy living room with a feature Portland stone fireplace and log burner. The



room boasts a dual aspect: the side window benefitting from spectacular sea views. The space creates the perfect space for relaxing with the family or even entertaining guests.

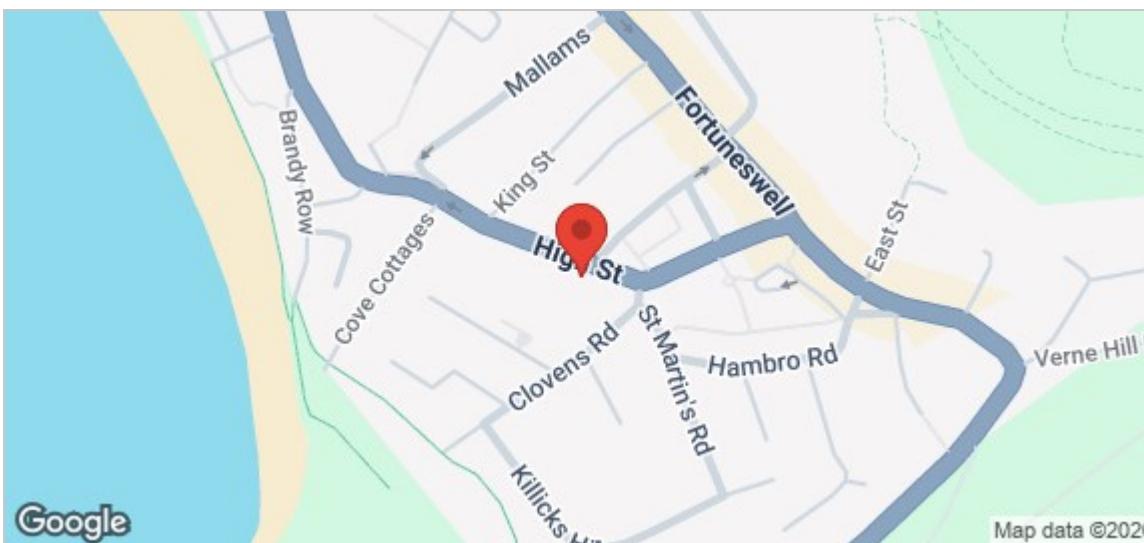
To the rear of the property, you find yourself in the open kitchen-diner. The space enjoys French doors onto the private rear garden creating a light and airy space. The kitchen hosts white traditional-style units with granite-effect worktops over and a range of appliances. The dining room currently has a dining table, contains a two-seater sofa and understairs built-in storage.

Stairs ascend, to the side of the dining room, to the first floor. The first floor of the property comprises two bedrooms and the property's bathroom. Each bedroom is a double with space for a double bed and storage too. The front aspect bedroom has a side-aspect window with stunning sea views over Chesil Beach. The bathroom is neatly presented, with: a panelled bath with shower over; wash-hand basin and WC.

The second floor comprises an open double bedroom with dual aspect and plentiful storage space. The room also boasts an en suite shower room with an enclosed shower cubicle, wash-hand basin and WC.

Externally, the property hosts two allocated parking space as well as rear garden. The garden currently hosts various shrubs and plantings with paving slabs dotted.





12 Easton Street, Portland, Dorset, DT5 1BT
 Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk

Living Room

12'5" x 12'5" (3.8m x 3.8m)

Kitchen

10'5" x 8'2" (3.2m x 2.5m)

Dining Room

9'2" x 9'2" (2.8m x 2.8m)

Bedroom 1

13'9" max x 12'5" max (4.2m max x 3.8m max)

Bedroom 2

9'2" x 9'0" (2.8m x 2.75m)

Bedroom 3

12'7" max 10'9" max (3.85m max 3.3m max)

Bathroom

7'6" x 5'10" (2.3m x 1.8m)

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 House

Property construction: Standard

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	72	82

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales	72	82