



Instinct Guides You



## Queens Road, Portland £300,000

- Large Accommodation Over Three Floors
- Beautiful Dining Room Flows Into Garden
- Five Bedrooms, Two Bathrooms + W.C
- Views Of Chesil Beach + Dramatic Cliffs
- Close To A Range Of Amenities
- Low Maintenance South-Westerly Garden
- Fronts Victoria Park Greenspace
- Close To Bus Route & Amenities



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Wilson Tominey are delighted to offer this well-presented family home arranged over three floors, enjoying beautiful views of Chesil Beach and the dramatic coastal cliffs at Weston. The property features five bedrooms, two bathrooms, and is conveniently positioned close to a range of amenities including local shops and a regular bus route.

The heart of the home is undoubtedly the dining room at the rear. With its semi-open-plan connection to the kitchen and impressive bi-fold doors, the space seamlessly blends indoor and outdoor living. The adjacent kitchen continues the bright and airy feel thanks to its dual-aspect windows and offers a range of fitted units, ample work surfaces, and pleasant views over the garden.

At the front of the property, the living room provides a cosy contrast and offers generous space for a variety of furnishings. The rear garden is well maintained, enjoying a sunny, low-maintenance finish—an ideal spot for entertaining and making the most of the south-westerly aspect.

On the first floor are three bedrooms and the family bathroom. Bedroom One is a generous double featuring a rounded bay window that frames a lovely view of Victoria Gardens. Bedroom Two is another comfortable double, while Bedroom Three offers good proportions for a single room. The family bathroom includes a bath with shower over, a hand basin set against decorative tiling, and a separate WC completing the floor.

Stairs rise again to the second floor, where Bedroom Four enjoys stunning views across Chesil Bank, giving the home a wonderful coastal charm. The far-reaching outlook extends to the cliffs at Weston, offering a dramatic and ever-changing vista. Bedroom Five is a versatile and spacious room with some height restrictions, suitable for a variety of uses. A shower room completes the accommodation

The iconic Chesil Beach is just a short walk away, epitomising the natural beauty of both Weymouth and Portland. Regular bus service and amenities are positioned nearby.



**Queens Road, Portland, DT5**

Approximate Area = 1501 sq ft / 139.4 sq m  
Limited Use Area(s) = 69 sq ft / 6.4 sq m  
Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rtdhcom 2026. Produced for Wilson Tominey Ltd. REF: 1456884



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