

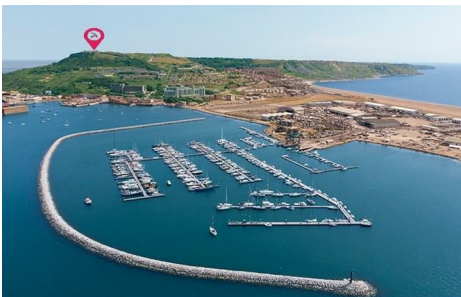


Instinct Guides You



The Verne, Portland £575,000

- Breathtaking Panoramic Sea Views
- Substantial Grounds In Commanding Position
- Large Property - 203 Square Meters
- Unique & Versatile Accommodation
- Large Conservatory At Rear With Views Of Garden
- Generous Proportions Throughout
- Principal Bedroom With En-suite
- Large Garage & Driveway
- Four Bedrooms
- Three Layers Of Historic Tunnels



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Situated in the elevated and highly sought after location of The Verne, Portland, this substantial four double bedroom detached residence enjoys truly breathtaking panoramic views across Weymouth Bay, Portland Harbour, Chesil Beach and the Jurassic Coast. Occupying a generous plot with wrap around gardens, ample driveway parking, garage, conservatory, utility room and versatile ground floor bedroom accommodation with shower room, this exceptional home offers an increasingly rare opportunity to acquire one of Portland's most impressive coastal residences.

Stepping into the property, the entrance porch opens into a spacious central hallway providing access to the principal ground floor accommodation. The generous living room extends the full depth of the property, creating an excellent entertaining space with large windows framing the spectacular coastal outlook. Sliding doors open directly into the conservatory, where the elevated position can be fully appreciated throughout the seasons while providing direct access to the gardens.

The kitchen enjoys equally impressive sea views and is fitted with a range of wall and base units together with ample work surfaces and space for dining. Adjoining the kitchen is a practical utility room offering further storage and workspace, with access through to the integral garage.

Also situated on the ground floor is a versatile double bedroom or study, ideal for guests, multi generational living or those requiring ground floor accommodation, complemented by a nearby shower room.

The first floor continues to showcase the property's outstanding position. The principal bedroom is an impressive double room enjoying a triple aspect and uninterrupted panoramic views, further enhanced by an en suite shower room. Bedroom two is another generous double with dual aspect windows capturing the surrounding coastline, while bedrooms three and four are both comfortable double rooms served by a family shower room.

Room Dimensions

Entrance Hall 7'7" x 7'1" (2.32 x 2.18)

Living Room 21'6" max x 16'2" max (6.56 max x 4.95 max)

Kitchen 17'10" max x 17'10" max (5.46 max x 5.46 max)

Study / Bedroom Four 19'3" max x 8'8" max (5.87 max x 2.65 max)

Ground Floor Shower Room 7'6" x 3'10" (2.29 x 1.19)

Garage 18'2" x 9'3" (5.56 x 2.83)

Conservatory 21'0" max x 22'11" (6.41 max x 7.01)

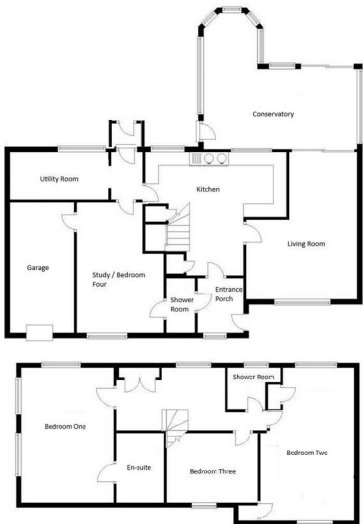
Bedroom One 19'3" x 11'8" (5.87 x 3.57)

Bedroom One En-suite 9'4" x 6'8" (2.87 x 2.04)

Bedroom Two 20'11" x 12'9" max (6.38 x 3.91 max)

Bedroom Three 12'6" x 7'11" (3.82 x 2.42)

Shower Room 7'10" max x 6'5" (2.40 max x 1.96)



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	

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		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.