



116, Fortuneswell, Portland, Dorset,

An attractive period Grade II Listed semi-detached cottage conveniently situated close to Chesil Beach and a range of local amenities in Fortuneswell

Guide Price
£315,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

116, Fortuneswell, Portland, Dorset, , DT5 1LR

- Grade II Listed period semi-detached house
 - Host of original character features
- Conveniently situated within the heart of Fortuneswell
 - Three reception rooms
 - Four double bedrooms
 - Sea views
 - Council tax band: B
 - EPC: Grade II Listed

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A most attractive period semi-detached house, conveniently situated in a tucked away location within Fortuneswell, close to a range of local amenities and shops.

Understood to date from the 1840's, the property is listed Grade II of architectural or historic importance and offers a host of character features typical of its age and type including original staircase, panelled doors, ornate fireplaces, flagstone floor and original copper range within the outside store.

The accommodation is arranged over three floors with a ground floor hallway with original ornate tiled flooring leading to two well-proportioned reception rooms, both with Portland stone fireplaces and French doors opening to the front garden. There is a further reception room with a rear aspect, ideal as a breakfast room or study with original cupboards and engineered oak flooring. The kitchen is fitted with a range of floor cupboards with oak worksurfaces, electric oven and five ring gas hob, Belfast sink, flagstone

flooring and door to a rear courtyard.

On the first floor are three double bedrooms, all with period fireplaces. The two front aspect rooms, one of which being the master bedroom, enjoy sea views across to Chesil Beach. There is a modern white fitted bathroom with separate WC. From the landing, cupboard stairs lead up to a second-floor double bedroom with dormer window enjoying sea views, exposed beams and door to a large walk in loft room.

Outside, gated access from the pavement to the side of the laundrette leads to a passageway with steps and gate to the front garden which has a small area of lawn with flowers and shrubs. Pedestrian side access leads to a rear courtyard with outside WC and former washroom housing the original copper range.

Situation

The property is situated in an elevated position within Fortuneswell which boasts a range of eateries, public houses, convenience store, post office, public gardens and a

promenade edging Chesil Beach and the dramatic Jurassic coastline.

The island provides the opportunity to enjoy many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is within easy reach by car as well as regular bus services from the island and cycle route.

Weymouth provides a comprehensive range of shops, a marina as well as cultural, recreational and further educational facilities.

The area also provides the opportunity to enjoy the sandy beaches and walks along the World Heritage Jurassic Coastline and the rolling countryside that surrounds the area.

There are mainline rail services from Weymouth to London Waterloo and Bristol Temple Meads.

Local Authority
Dorset Council Tel: 01305 251000

Council Tax Band: B
EPC: Not required, Grade II Listing

Services
Mains gas, electric, water and drainage.
Gas fired central heating system.

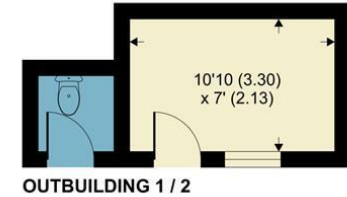
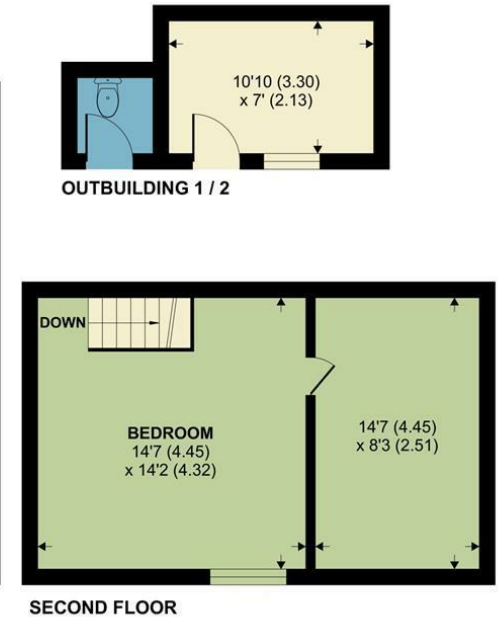
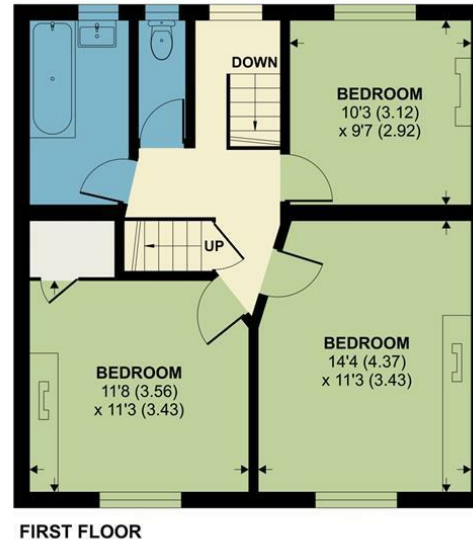
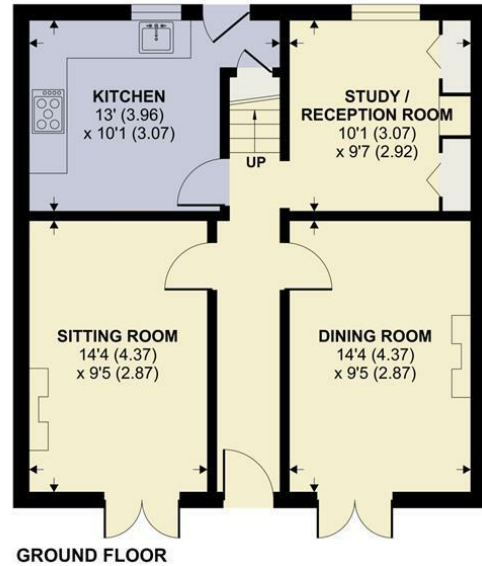
Tenure
Freehold

Directions
From Weymouth take the A354 and follow the signs to Portland. Once on the island proceed around the roundabout at Victoria Square and take the first exit left onto Victory Road, proceed up the hill bearing right onto Castle Road and proceed into Fortuneswell and the main shopping area. The property will be found in a tucked away position adjacent to St Johns Church.

Fortuneswell, Portland, Dorset

Approximate Area = 1496 sq ft / 138.9 sq m
Outbuildings = 92 sq ft / 8.5 sq m
Total = 1588 sq ft / 147.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 955521



Poundbury/DW/8.3.24

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