



Belle Vue House, 10 New Road, Portland, Dorset

A delightful, detached home set in an elevated position with uninterrupted sea views across the Jurassic Coast, Chesil Beach and Portland Marina.

Guide Price
£545,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Belle Vue House, 10 New Road, Portland, Dorset, DT5 1LE

- A double fronted detached property
 - Stunning sea and coastal views
 - Four double bedrooms
- Spacious kitchen/dining room & utility
 - Two shower rooms
 - Enclosed gardens
 - Garage and parking

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

Belle Vue House is a well proportioned detached house situated on the edge of Fortuneswell, commanding uninterrupted sea views across Chesil beach, the Jurassic coastline and Portland Marina.

On the ground floor double doors open into a spacious modern kitchen/dining room, providing a lovely space for formal entertaining or as a second sitting room with coastal views.

The kitchen is well equipped with a range of cupboards, floor mounted units and central island and integrated appliances include: eye level double electric oven, induction hob, extractor fan, fridge freezer and dishwasher. A useful utility room has plumbing and space for a washing machine and tumble dryer along with rear access.

There is a delightful dual aspect sitting room with a log burner and sea views to the front of the property. A ground floor shower room leads from an inner hallway with access to the first floor.

On the first floor there is a gallery landing and access to four bedrooms, two with fitted wardrobes and a family bathroom. Three of the front aspect bedrooms enjoys stunning views across Chesil Beach and Lyme Bay.

Outside

Externally the property enjoys a spacious timber decked patio, ideal for alfresco dining and entertaining with panoramic views. The surrounding terraced gardens are well stocked with mature shrubs and flower borders. Steps leading down to a private shared road with a detached garage with an up and over door and parking space.

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 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.

Services

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

Broadband: We are informed that there are Superfast speeds in the area.

Mobile Phone: Network coverage is reported to be limited on certain networks indoors and likely outdoors (Information from <https://www.ofcom.org.uk>).

Local Authority

Dorset Council - Tel: 01305 251010

Council Tax Band: E
EPC: D

New Road, Portland

Approximate Area = 1480 sq ft / 137.4 sq m

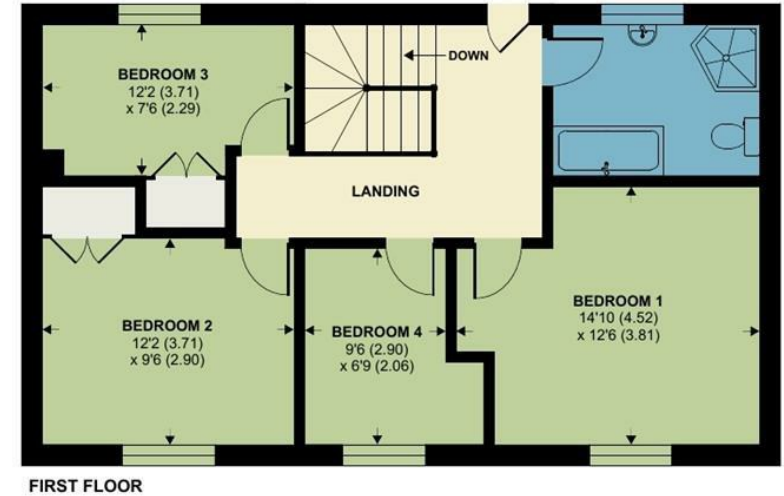
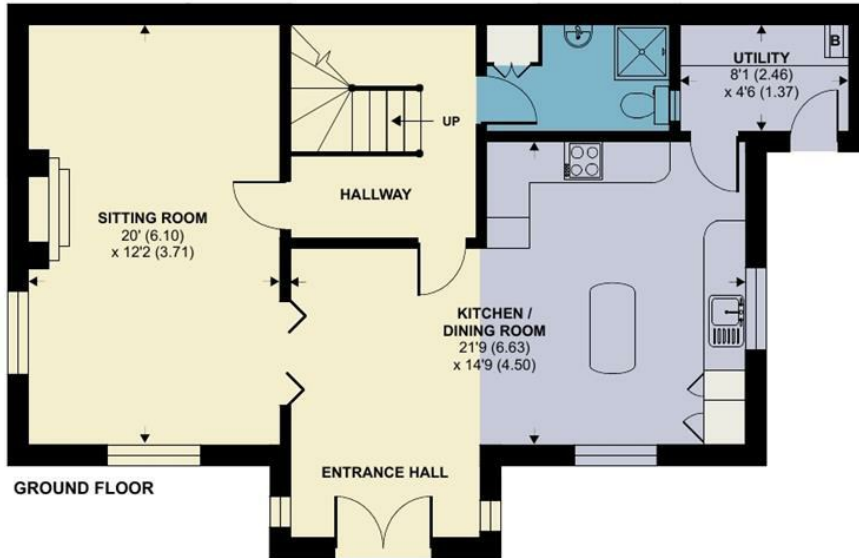
For identification only - Not to scale.

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. After passing the car park on your right, take the right hand turn in Hambro Road, then the first left in Brymers Avenue. Follow the avenue right to the top and then bear right, stairs will lead you up to the rear of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Poundbury/PGS/18.5.24 rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1126023.



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