



147 Brandy Row

Chiswell Portland, DT5 1AP

Asking Price £325,000 Freehold



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A charming cottage on the Isle of Portland abutting Chesil beach with character features throughout from exposed stone walls, timber beams and wood panelling. This lovely property is arranged over 3 floors comprising of 3 bedrooms, a family bathroom, living room, kitchen, dining room and utility area. The property is located a stones through away from Chesil Cove and stunning coastal walks as well as the walk along the promenade to the popular public house to enjoying stunning sea views.

Entrance

Living Room

16'4" x 16'8" (4.98 x 5.09)

2 front facing windows, large exposed Portland stone fireplace surround, exposed character beams, access to both the kitchen and utility area and stairs rising to the first floor with storage cupboard underneath.

Kitchen

9'6" x 8'6" (2.92 x 2.61)

A range of low level cupboards with ample worktop space, sink and drainer with mixer tap, 4 ring gas hob with electric oven below, side aspect window into utility area and access to the dining room

Utility area

Space and plumbing for domestic appliances and external door to courtyard.

Dining area

9'0" x 8'7" (2.75 x 2.62)

Exposed stone wall, side aspect window into courtyard and large skylight window

Store

Bedroom 1

16'6" x 16'9" (5.03 x 5.11)

Exposed beam and wooden panelling with restricted head height, sea glimpse over Chesil Beach and Portland cliffs

Bedroom 2

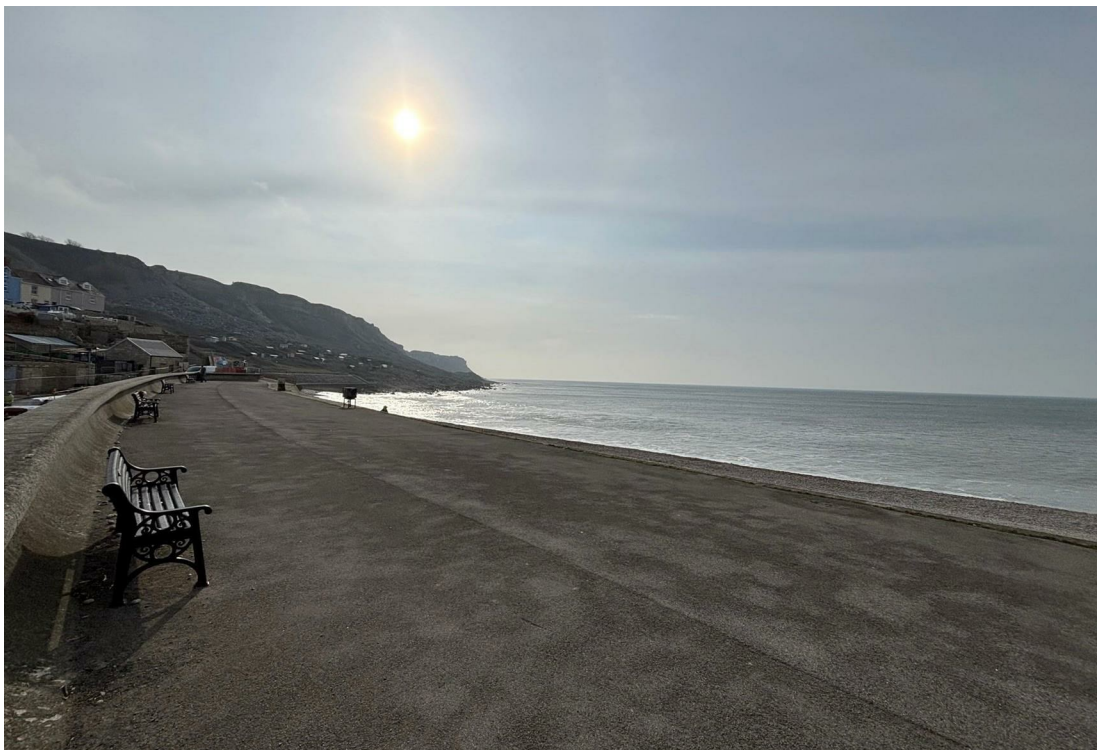
13'6" x 9'3" (4.14 x 2.82)

Double bedroom with front aspect window, panelled feature wall

Bedroom 3

7'4" x 12'4" (2.26 x 3.77)

Front aspect window, storage cupboard under the stairs, wood panelled feature wall with exposed Portland Stone wall opposite





Bathroom

Spacious bathroom with freestanding bathtub, walk in shower, WC and handwash basin. High level rear aspect window.

Outside

The property offers a small courtyard space between the utility area and store. (As shown on the floorplan).

Council Tax

Band B

Other information

Construction

Limestone or Sandstone construction under a tiled roof

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - 1000 mbps

Flood Risk

Rivers & Seas - Medium

Surface Water - High



Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Legal 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

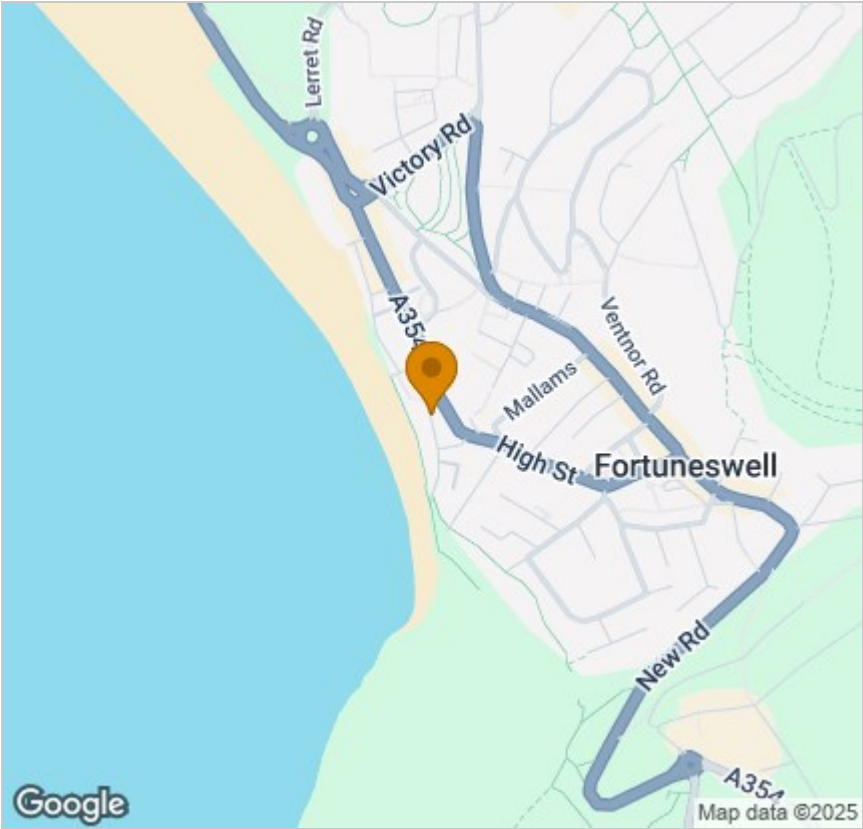


Viewing

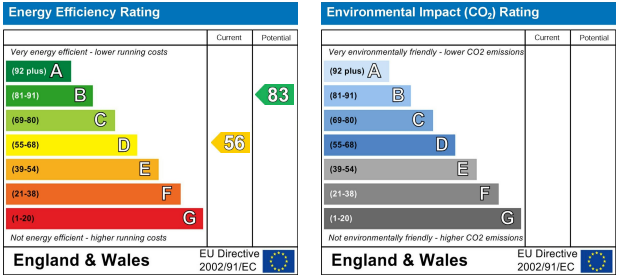
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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