

15 Ventnor Road
Portland, DT5 1JE

Asking Price £425,000 Freehold

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Nestled on the picturesque Ventnor Road in Portland, this beautifully presented end terrace house offers a splendid opportunity for families, second home seekers, or astute investors. Spanning four versatile floors, the property boasts an impressive layout that includes three spacious reception rooms, perfect for both entertaining and relaxing. With four well-appointed bedrooms, there is ample space for family living or hosting guests. One of the standout features of this home is the breathtaking sea views over Chesil Beach and the iconic Portland cliffs, providing a stunning backdrop to daily life. The property also benefits from off-road parking for two vehicles, a valuable asset in this desirable location. The enclosed rear courtyard garden offers a private outdoor space, ideal for enjoying the fresh sea air or hosting summer gatherings.

Entrance Vestibule

Accessed by the main front door with a further glazed door giving access into the hallway.

Hallway

Stairs rising to the first floor with doors to the living room, dining room and kitchen

Living Room

11'5" x 11'10" (3.48 x 3.62)

Bright living room with large bay fronted window, feature fireplace with multi-fuel wood burner.

Dining Room

12'11" x 9'9" max (3.94 x 2.99 max)

Space for 6 seater dining room table, feature fireplace, storage cupboard in chimney recess and doors into the utility room

Utility Room

Accessed from the dining room. A range of low level cupboards with plumbing for domestic appliances, sink with drainer, 2 Velux windows, access to downstairs WC and external door to the rear courtyard garden.

WC

Small corner sink and WC.

Kitchen

10'4" x 9'1" (3.17 x 2.79)

A range of cupboards with ample worktop space, 1 and quarter sink with drainer, 5 ring gas hob with cooker hood above, eye level double oven and spaces for freestanding fridge freezer and dishwasher. Patio doors open out onto the courtyard garden.

Bathroom

Fully tiled rear aspect UPVC double glazed window, bath tub with shower overhead and glass screen, hand wash basin and WC.

WC

Hand wash basin and WC

Bedroom 1

12'4" x 9'4" (3.78 x 2.86)

Double bedroom with rear aspect UPVC double glazed window

Drawing Room

11'4" x 15'3" (3.46 x 4.67)

Front aspect UPVC double glazed bay window with beautiful sea views, feature fireplace with multi-fuel wood burner.

(Utilised as a drawing room, but could be another double bedroom.)

Bedroom 2

11'5" x 9'4" (3.50 x 2.86)

Double bedroom with ensuite, front aspect UPVC double glazed windows offer stunning direct sea views.

Ensuite

Fully tiled with glass screen shower cubicle, hand wash basin and WC





Bedroom 3

12'5" x 9'11" (3.79 x 3.03)

Double bedroom with rear aspect UPVC double glazed window

Bedroom 4

11'9" x 15'6" (3.59 x 4.73)

Stairs accessing the loft converted double bedroom with 2 Velux window, 2 sets of double doors accessing eaves storage

Outside

Front - Driveway parking for 2 vehicles flanked by rendered brick walls, raised planter with mature shrubs and plants and stairs rising to the front door.

Rear - Portland Stone wall enclosed courtyard garden with sheltered seating area and Parquet style timber patio, double doors from the kitchen and a further external door from the utility. Side access to the rear garden via double gates.

Council Tax

Band C

Other Information

Construction

Sandstone or Limestone wall construction, assumed to be no insulation, with pitched roof under tile.

Broadband (estimated speeds)

Standard - 16 mbps

Superfast - 80 mbps

Ultrafast - 1800 mbps

Flood Risk

Rivers & Seas - Very Low

Surface Water - Very Low

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

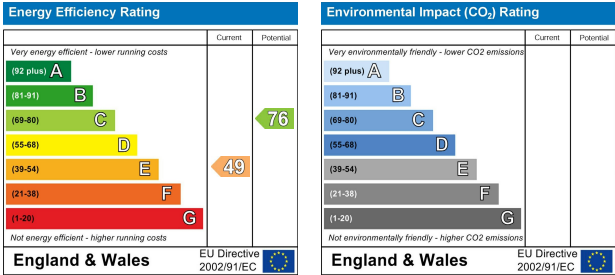
Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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