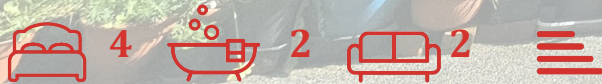


## 4 Belgrave Place

Portland, DT5 1NN



Offers In Excess Of  
£260,000 Freehold





# Belgrave Place

Portland, DT5 1NN

- Four Bedrooms & Loft Space
- Arranged Over Four Storeys
- Kitchen Diner
- Feature Stone Wall & Fireplace
- Living Room with Bay Window
- Utility Room
- Rear Courtyard Garden
- Distant Sea Views
- Local Amenities Nearby
- Good Transport Links Nearby







This SPACIOUS, FOUR BEDROOM characterful terrace home, with sea views, is positioned over four storeys and comes with no onward chain!

The ground floor accommodation comprises an initial entrance hallway, with door leading to a large, open plan Kitchen / diner with feature bay window and ample space for a dining table and chairs. The kitchen comprises a range of wall and base level units, with integral appliances. French doors then lead out to the rear garden.

Also on the ground floor is a utility



area with spectate cloakroom offering a W.C and shower cubicle.

The first floor comprises a spacious living room, with feature bay window allowing for plenty of natural light. A beautiful open fire is on hand, for those cosy winter nights at home. There are two double bedrooms on the first floor.

The second floor comprises an additional two double bedrooms, with the main bedroom offering stunning sea views towards Chesil Beach and Portland Marina. The bathroom is of generous proportions also and comprises a modern white suite.

Stairs then ascend to the loft space where this is utilised with bedroom furniture.

Externally there is a Southerly facing, courtyard garden.

The property is situated just off of Fortuneswell High St, and is ideally positioned if you want to live by the beach, marina and near plenty of shops. There is a bus stops nearby providing easy access to Easton Square where a range of eateries and additional shops can be found. Viewing comes highly recommended.





**Dining Room**  
12'7" x 10'5" (3.85m x 3.18m)

**Kitchen**  
12'1" x 8'5" (3.7m x 2.57m)

**Utility**  
10'4" x 7'3" (3.15m x 2.21m)

**W.C / Shower Room**

**Living Room**  
13'11" x 12'6" (4.25m x 3.83m)

**Bedroom 1**  
12'5" x 11'9" (3.81 x 3.6m)

**Bedroom 2**  
12'2" x 8'5" (3.71m x 2.57m)

**Bedroom 4**  
10'4" x 7'3" (3.17m x 2.23m)

**Bedroom 3**  
12'1" x 8'5" (3.7m x 2.57m)

**Bathroom**  
7'10" x 7'3" (2.4m x 2.22m)

**Loft Room**

**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.

**Additional information**

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Terrace

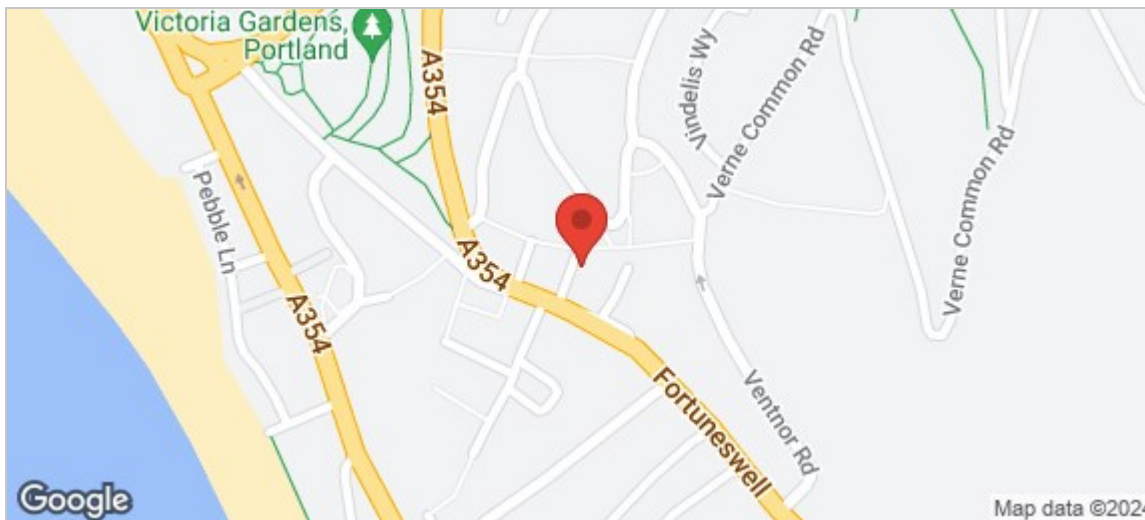
Property construction: Stone Blockwork

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating: Gas

Broadband/Mobile signal/coverage:



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk