



**Beach House**  
25 Sandholes Close,  
Portland, DT5 2LY



**£440,000 Freehold**





# Beach House, 25 Sandholes Close

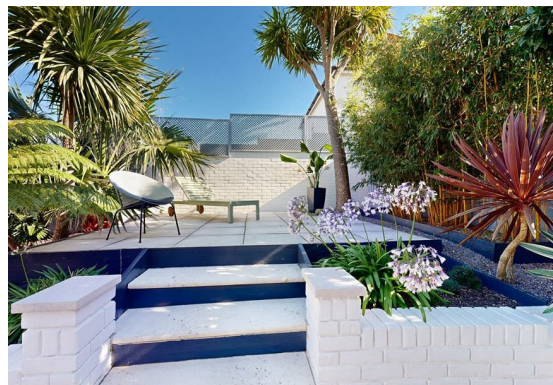
Portland, DT5 2LY

- Three/Four Double Bedrooms
- 2 Reception Rooms + Kitchen Dining Room + Cloakroom + Utility Room
- Detached Tandem Garage with all main services
- Driveway Parking Two/Three Cars
- Family Bathroom & En-Suite Shower Room
- Mediterranean Landscaped Garden
- No Onward Chain/ Impeccably Presented
- Moments from SW Coast Path
- Ultrafast Full Fibre Broadband
- Excellent Transport Links to London, Bristol, Southampton



This spacious 3/4 bedroom detached house offers luxurious living. Beach House has a detached tandem garage with gas, electric hot/cold water and mains drainage and driveway with parking for 2/3 cars. With 2 generous reception rooms and a southerly landscaped Mediterranean garden, the attention to detail in the décor provides a harmonious blend of style and comfort.





As you step inside, you'll be immediately struck by the tasteful elegance, creating a serene and inviting atmosphere. This exquisite home has two inviting reception rooms. The main sitting room fills with natural light from dual aspect glazing, this exceptional room has French doors opening onto a beautifully landscaped Mediterranean garden. The second reception room, currently a music room offers further space for rest and relaxation or utilised as a fourth bedroom, home office or children's playroom.

The heart of the home is the open-plan kitchen dining room, a masterclass in design and functionality with Corian countertops integral sink and upstands with integrated appliances.

The modern layout and high-end finishes create a space that is perfect for both family meals and entertaining guests overlooking the wonderful garden with French doors leading to multiple seating areas. The transition between indoors and outdoors allows you to relish the pleasures of both worlds, an ideal space for al fresco dining, relaxing or hosting gatherings with friends and family.



The cloakroom seamlessly integrated with a utility area has the option to be converted to a shower room as drainage is already in situ.

Under the stairs custom built storage provides 6 large drawers, 2 with shoe racks and tall utility cupboard for vacuum cleaner and ironing board. The house and garage lofts are fully boarded offering further premium storage.



The three generously sized double bedrooms offer comfort and style with coordinated headboards, curtains and wardrobes included in the sale. The primary bedroom is a true sanctuary, complete with its own ensuite bathroom with massage jet and rainfall shower.

Experience luxury in the stunning family bathroom, featuring a spacious rainfall and massage jet shower with an elegant vanity wash hand basin. The centrepiece of the room is the exquisite freestanding roll-top bathing tub.

Experience tranquillity in the beautifully landscaped sunny garden, the lush Mediterranean foliage is green all year and low maintenance. A side area of Beach House leads to a 5'x10' garden shed.



With Ultrafast Full Fibre Broadband available. Excellent transport links to London Bristol and Southampton this remarkable detached house is not just a home; it's a lifestyle. From its flawless interior to the inviting outdoor space, it promises a life of comfort and elegance. A life and home that lives by the sea.

The Isle of Portland is at the heart of the 90 miles of the Jurassic Coast UNESCO World Heritage Site. Beach House is on the western edge of the village of Southwell

moments from the SW Coast Path that offers dramatic views of Lyme Bay and the Dorset and Devon coastline and leads to the southern open grassland and Portland Bill lighthouse.

Portland Harbour, second largest man made harbour in the world, hosts The National Sailing Centre and Portland Marina and is home waters to Team GB. Sailing, wind and kite surfing, open water sea swimming, canoeing, paddle boarding, diving, snorkelling and sea fishing are all possible on the island.

Curtains/Roman Blinds/Coordinated Headboards/Wardrobes/ Curtain Poles / Light Fittings and White Venetian Window Blinds included in the sale.

- Living Room**  
19'8" x 10'5" (6 x 3.2)
- The Music Room / Fourth Bedroom**  
11'5" x 9'7" (3.5 x 2.93)
- Kitchen / Diner**  
18'0" x 13'5" (5.5 x 4.1)
- Bedroom One**  
13'1" x 9'10" (4 x 3)
- Ensuite**  
4'11" x 6'10" (1.5 x 2.1)
- Bedroom Two**  
8'10" x 10'9" (2.7 x 3.3)
- Bedroom Three**  
8'10" x 11'1" (2.7 x 3.4)
- Bathroom**  
5'10" x 6'6" (1.8 x 2)
- Garage**  
9'3" x 24'0" (2.83 x 7.34)

The garage benefits from a electric door, power, gas, hot/cold water and mains drainage.

**Disclaimer**

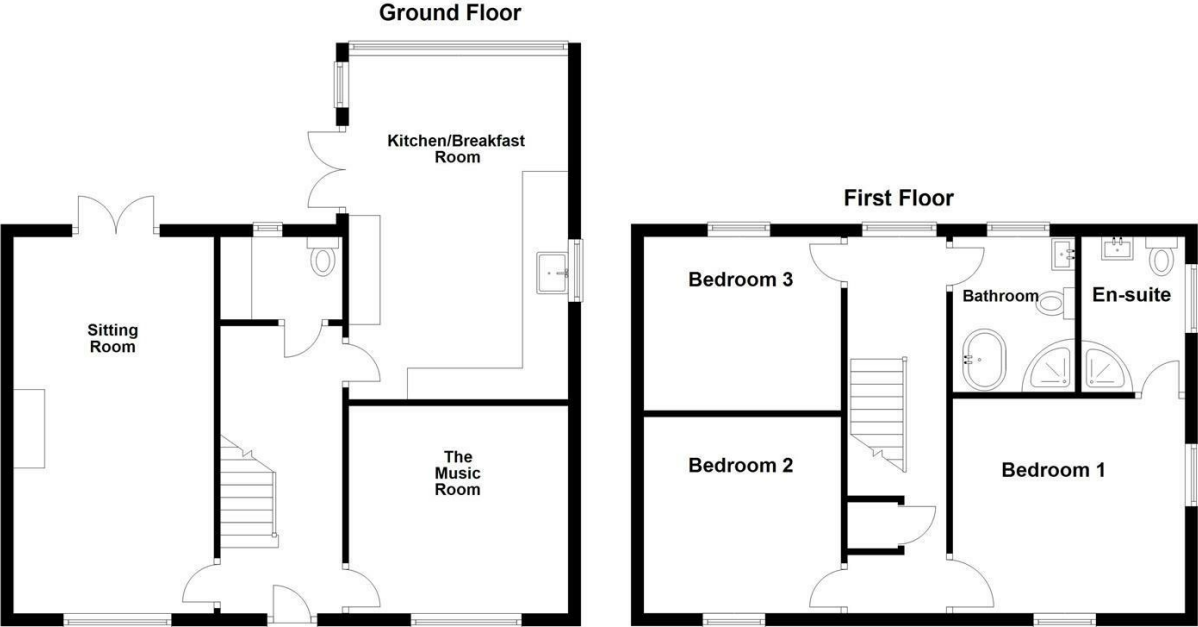
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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: Detached
- Property construction: Bricks and Mortar
- Mains Electricity
- Mains Water & Sewage: Supplied by Wessex Water
- Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.org.uk/>



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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