



9 Ventnor Road
Portland, DT5 1JE

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**Offers In Excess Of
£375,000 Freehold**

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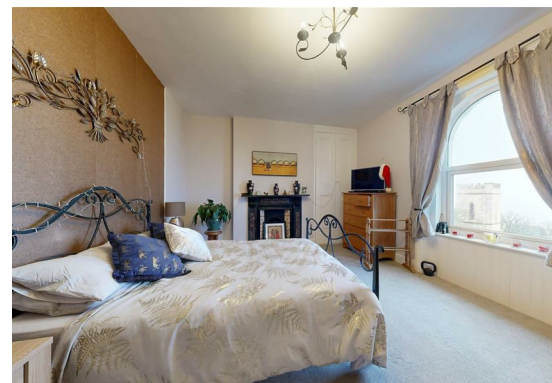
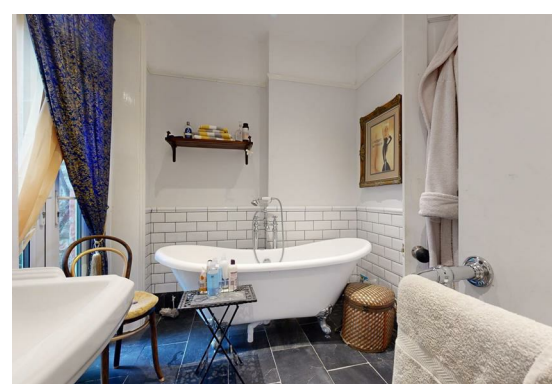
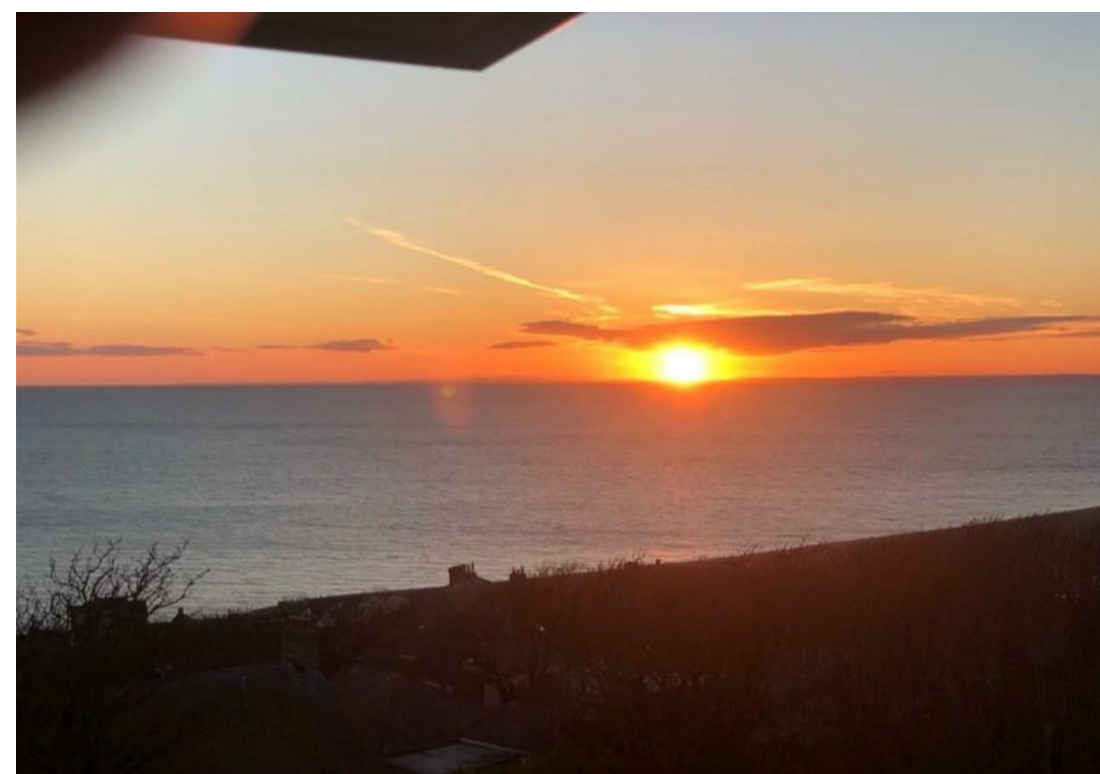
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FOR SALE

Ventnor Road

Portland, DT5 1JE

- Sizeable Victorian Residence
- Parking for Several Cars
- Stunning Sea Views
- Character Features
- Four Bedrooms + a Study
- Utility Room
- Integrated Appliances to Kitchen
- Close to Chesil Beach
- Ensuite to Primary Bedroom
- Short Stroll to Amenities





Tucked away, off the main through road of Fortuneswell and moments from the array of eateries and amenities Chiswell has to offer is this substantial Victorian residence with **STUNNING SEA VIEWS** over Chesil Beach. The property boasts four generously sized bedrooms and an optional fifth, a stunning open plan lounge/ kitchen in addition to a driveway for several cars. This sizeable dwelling exudes charm through its original style features, including intricate covings, ornate mouldings and original style floor tiles.

Accommodation;

A composite front door leads through

to an entrance vestibule with striking original style floor tiles, providing access through the entire ground floor.

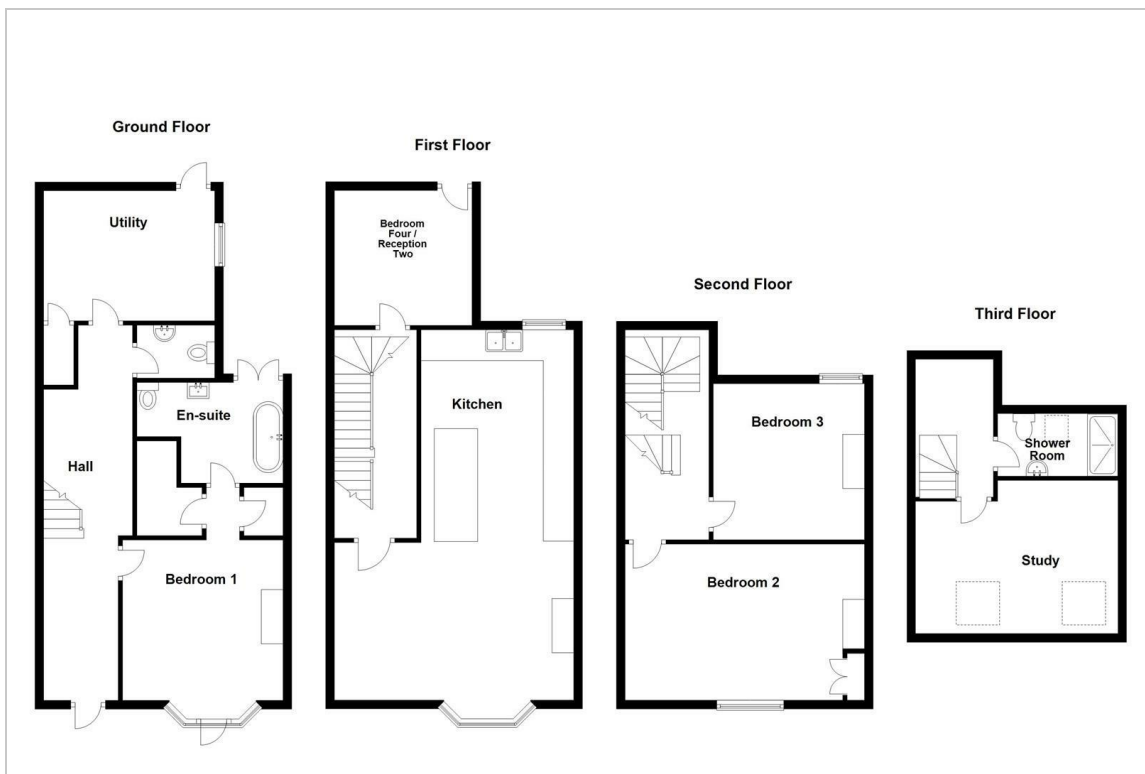
Formally the living room, the front of the house has been transformed into a sizeable primary bedroom. The room showcases a sizeable west-facing bay with door, two generous storage spaces, a captivating fireplace, and a luxurious ensuite bathroom featuring a freestanding roll-top bath with a floor standing central mixer tap, complemented by retro-style tiles. The ground floor is completed by a well proportioned utility area and downstairs WC.

As you ascend to the first floor and step into the inviting reception space, your gaze is immediately drawn to the west-facing bay window that frames picturesque sea views. High ceilings and a feature fireplace elevate the grandeur of the space, while the fusion of a large white gloss kitchen with elegant oak countertops exudes modern sophistication and timeless charm.

A further set of stairs provide access to the second floor where two additional double bedrooms can be found. Bedroom two dominates the front of the property with a large west facing window, proving a viewpoint towards Chesil Beach with further character features.

To the top floor is a shower room with double walk in cubicle, low level WC and pedestal wash hand basin. Completing the top floor is an additional space, currently utilised as an office. There is also eaves storage.





Bedroom One
12'1" x 14'9" into bay (3.7 x 4.5 into bay)

Ensuite
9'10" x 6'6" (3 x 2)

Utility
7'10" x 9'10" (2.4 x 3)

Kitchen
12'1" x 9'10" (3.7 x 3)

Lounge
15'5" x 12'1" (4.7 x 3.7)

Bedroom Four / Reception Two
9'10" x 9'10" (3 x 3)

Bedroom Two
13'1" 26'2" x 14'1" (4.8 x 4.3)

Bedroom Three
12'7" x 9'10" (3.85 x 3)

Study
15'5" x 8'6" (4.7 x 2.6)

Shower Room
3'11" x 6'6" (1.2 x 2)

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: Mid Terrace
 Property construction: Stone
 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	74
EU Directive 2002/91/EC			

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

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, property construction, services, & 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.

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