



Coastal Walkers' Cottage, 44 Southwell Street

Portland, DT5 2EF



Asking Price
£200,000 Freehold



Southwell Street

Portland, DT5 2EF

- Portland Stone Cottage
- Sea View
- Two Double Bedrooms
- Spacious Living Room
- Patio Garden
- Approx. 50ft From Coastal Path
- Close To Local Transport Links
- Offered For Sale With No Onward Chain
- Character Features
- Ideal Investment or Main Residence





COASTAL WALKERS COTTAGE - Situated approximately 25m from the Coastal Path is this TWO bedroom **PORTLAND STONE COTTAGE** with character features. This recently redecorated cottage enjoys the benefit of a low maintenance garden and a peaceful yet convenient location, great for those looking for a charming village retreat with quick access to the coast.

The entrance porch leads directly into the **SPACIOUS LIVING ROOM** with a dual aspect windows, two large Portland Stone feature fireplaces as well as under stairs



cupboard.

Moving through to the rear of the property you reach a modern fitted kitchen, with ample work surfaces, floor and wall units as well as a freestanding gas cooker and space for undercounter white goods. Completing the ground floor is in the bathroom, comprising a corner bath with shower over, close coupled WC and wash hand basin.

Externally, the rear garden is accessed via a hallway at the back of the kitchen. The rear garden is prominently laid to patio which have recently been laid. This low maintenance garden is perfect for those without a green thumb!



To the first floor are two spacious bedrooms, both benefiting from a feature fireplace, with the bedroom at the rear having an additional over stair cupboard for storage as well as view out to the sea.

The property comes with **NO ONWARD CHAIN!**

The property is situated within Southwell, a sought after residential area on the Isle of Portland. Portland Bill is within close proximity, offering ample outside spaces and incredible views. There is a convenience store in nearby Weston and supermarket in nearby Easton.



Living Room
21'4" x 11'10" (6.51m x 3.63m)

Kitchen
10'3" x 7'4" (3.13m x 2.24m)

Bedroom One
11'10" x 6'8" (3.63m x 2.04m)

Bedroom Two
11'0" x 9'8" (3.37m x 2.95m)

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: Standard
- 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. checker.ofcom.org.uk/



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 make their own enquiries and inspect the property themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	61