

Ventnor Road
Portland, DT5 1JE



Offers Over
£325,000 Freehold



Ventnor Road

Portland, DT5 1JE

- Beautifully Presented End Of Terrace Family Home
- Stunning Sea Views
- Boasting Generous Accommodation Over Three Floors
- Four Double Bedrooms
- Open Plan Sitting/Dining Room
- Fitted Kitchen
- Family Bathroom
- Ideal Investment or Family Residence
- Private Low Maintenance Garden
- Offered For Sale With No Onward Chain





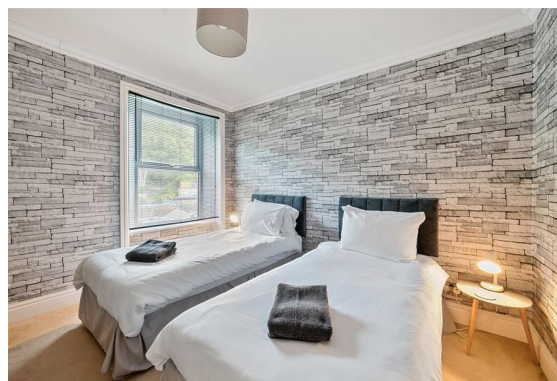
Being offered for sale with NO ONWARD CHAIN, is this beautifully presented END OF TERRACE FAMILY HOME offering STUNNING DIRECT SEA VIEWS, currently being used as a SUCESSFUL HOLIDAY RENTAL. Boasting GENEROUS ACCOMMODATION arranged over THREE FLOORS. Benefitting from FOUR DOUBLE BEDROOMS, a light and airy open plan SITTING/DINING ROOM, spacious kitchen and family bathroom. Externally there is a PRIVATE LOW MAINTENANCE garden.

Upon entering the property you are



greeted by a welcoming entrance hallway, where doors lead to all principal rooms. Located to the front of the property is a light and airy open plan sitting/dining room. This beautiful airy room offers a front aspect bay window, which allows ample amounts of natural light to flood the room, and breath taking sea views. The room is sizeable enough to house several items of furniture and a six person dining room table and chairs. To the rear of the room is a door which provides access out to the rear garden. To complete the ground floor accommodation is the fitted kitchen, offering a selection of eye and base level storage cupboards and space for a selection of free standing domestic appliances.

Stairs rise to the first floor where bedrooms one and three are located, along with the family bathroom, separate WC. Bedroom one is a large front aspect double bedroom with feature bay window, where the panoramic sea views can be enjoyed. Bedroom three is rear aspect double bedroom. The family bathroom comprises bath, shower, wash hand basin and WC.



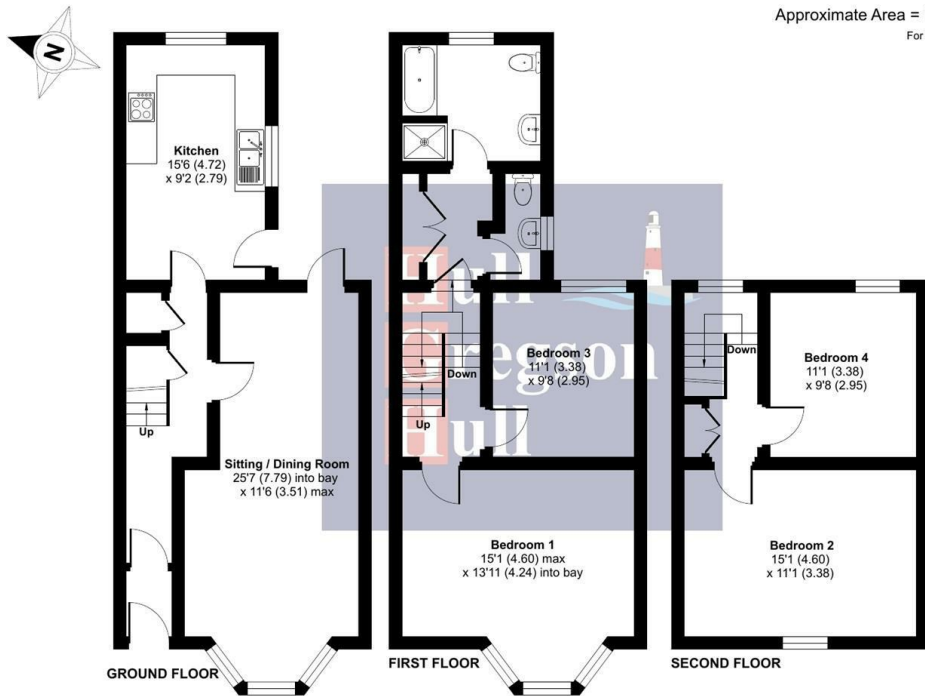
Stairs rise again to the second floor where bedrooms two and four are located. Both bedrooms are of double size, with bedroom two offering front aspect sea views.

The rear garden is a private low maintenance space, ideal for outside entertaining.

Ventnor Road, Portland, DT5

Approximate Area = 1378 sq ft / 128 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1152209

Sitting / Dining Room

25'7 x 11'6 (7.80m x 3.51m)

Kitchen

15'6 x 9'2 (4.72m x 2.79m)

Bedroom One

15'1 x 13'11 (4.60m x 4.24m)

Bedroom Two

15'1 x 11'1 (4.60m x 3.38m)

Bedroom Three

11'1 x 9'8 (3.38m x 2.95m)

Bedroom Four

11'1 x 9'8 (3.38m x 2.95m)

Bathroom

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: End of Terrace

Property construction:

Mains Electricity

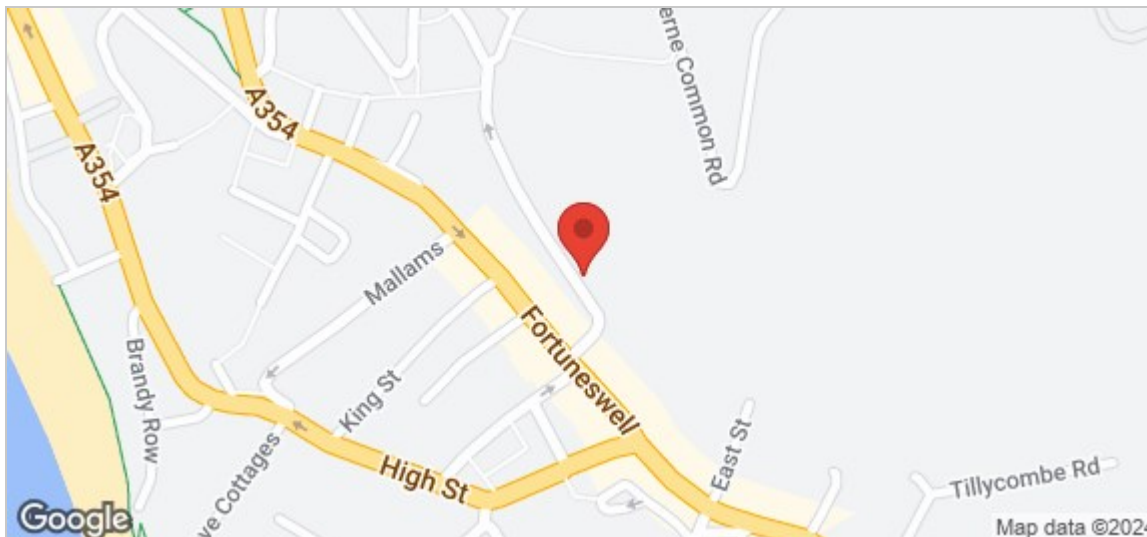
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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 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.



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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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