



King Street
Portland, DT5 1NH



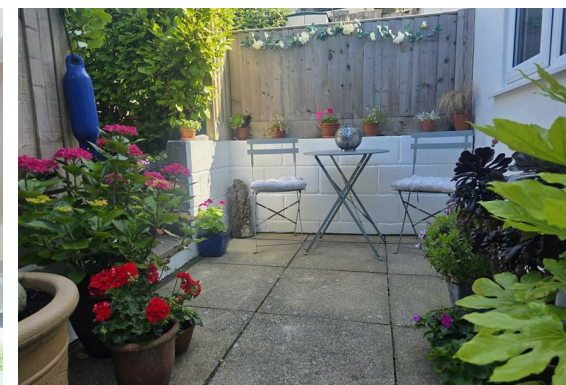
**Offers In Excess Of
£290,000 Freehold**



King Street

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- Circa 1800's Quarrymans Cottage
- Three Bedrooms Over Three Floors
- Westerly Rear Garden with Mature Planting and Decked Area
- Summerhouse with Sea Views
- Excellent Kerb Appeal with Portland Stone Frontage
- Shingle Driveway for One Car
- Elevated Position
- Radiating Character with Exposed Stone, Log Burner and Deep Set Windows
- Short Stroll to Chesil Beach
- Immaculately Presented





This CIRCA 1800s, CHARMING QUARRYMAN'S COTTAGE, set in the HEART OF FORTUNESWELL, MOMENTS from CHESIL BEACH and LOCAL AMENITIES, is offered for sale. The property OOOZES CHARACTER and presents: a SHINGLE DRIVEWAY; THREE BEDROOMS and SENSATIONAL SEA VIEWS. Viewings come highly advised to fully appreciate the stunning property on offer.



Stepping over the threshold, you find yourself in the inner porch. The space provides a warm welcome to the cottage, and provides the perfect space to store shoes and hang coats.



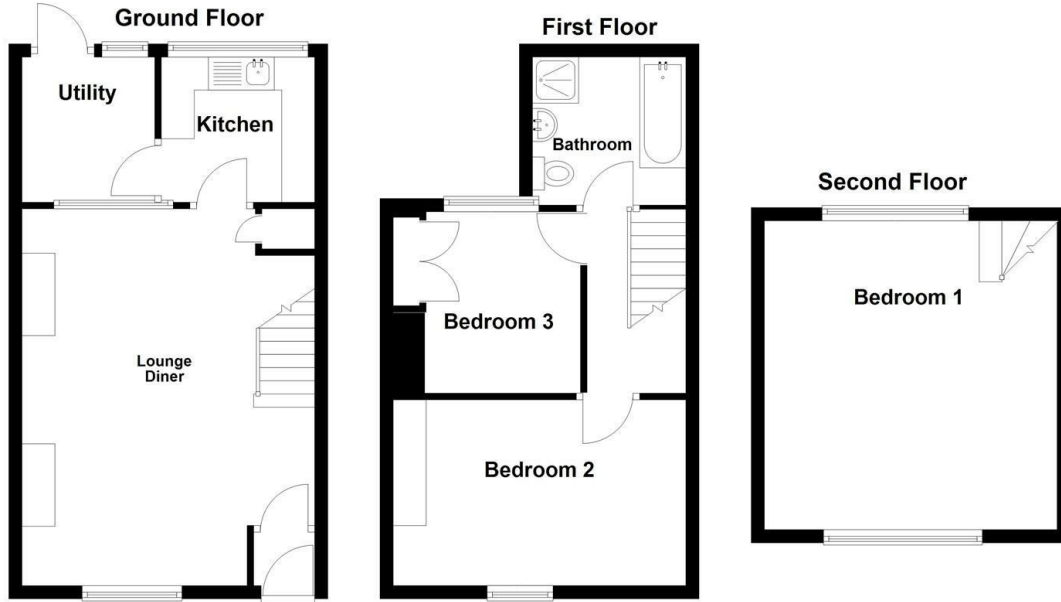
The ground floor accommodation hosts a well-proportioned lounge-diner, with feature exposed-stone, log burner and light and airy space. The room hosts a front-aspect window spilling rays of sunshine into the space and currently has two sofas, an oak-effect dining table as well as various other storage units. In the lounge, there is a staircase ascending to the first floor and built-in storage under.

To the rear of the downstairs accommodation, you find yourself in the kitchen. The kitchen comprises white, wood-effect base level and wall mounted units with wood effect worktops over and space for freestanding appliances.

The first floor hosts two bedrooms and a family bathroom. Bedroom one is a generously-sized double with a front-aspect and feature exposed stone wall as well as space for various other furnishings. Bedroom two is well-proportioned and would well suit a child's bedroom or home study. The family bathroom is beautifully presented and comprises a panelled bath, enclosed shower cubicle, wash-hand basin and WC. The second floor hosts a double-aspect to the front and rear, as well as built-in storage and plenty of space for a double bed and other furnishings.

Externally, the property boasts a beautifully-presented, low-maintenance style laid to deck and patio. The garden hosts a lockable summer house and presents stunning sea views.





Lounge / Diner
13'9" x 13'7" (4.2 x 4.16)

Kitchen
8'2" x 6'6" (2.5 x 2)

Utility
5'2" x 8'6" (1.6 x 2.6)

Bathroom
9'2" x 9'6" (2.8 x 2.9)

Bedroom Two
13'1" x 9'0" (4 x 2.75)

Bedroom Three
9'0" x 7'6" (2.75 x 2.3)

Bedroom One
19'8" x 13'1" (6 x 4)

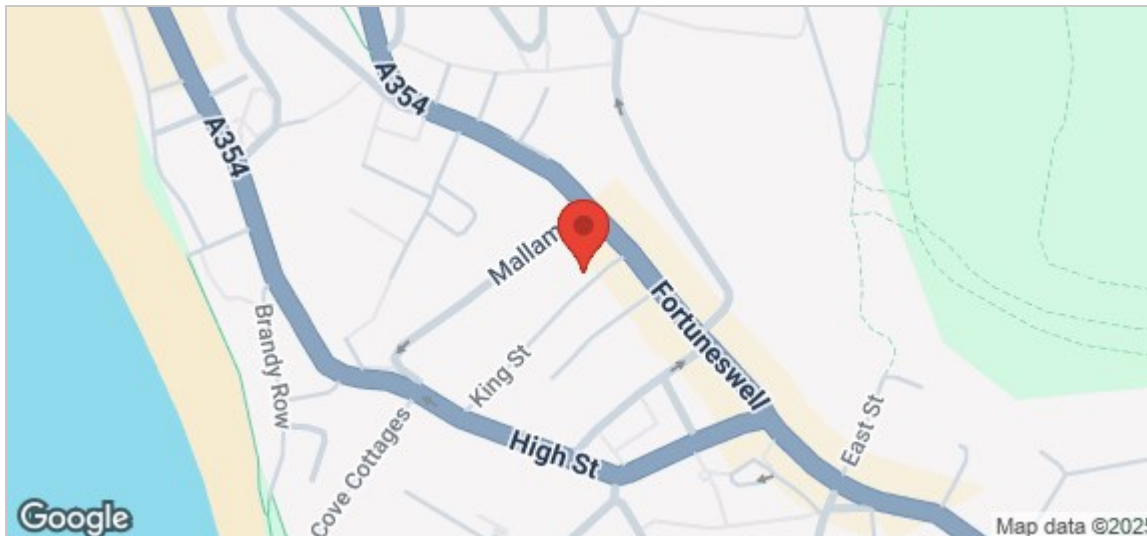
Additional information

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: Terraced Cottage
Property construction: Standard
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 firms 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	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	EU Directive 2002/91/EC