

Killicks Hill
Portland, DT5 1JW



**Offers In Excess Of
£325,000 Freehold**



Killicks Hill

Portland, DT5 1JW

- Stunning Sea Views
- Semi-Detached Family Home
- Three Bedrooms
- Beautiful & Sizeable Rear Garden
- Spacious Living/Dining Room
- Fitted Kitchen
- Conservatory Over Looking The Rear Garden
- Garage & Parking
- No Onward Chain
- Viewings Highly Advised





Being offered for sale with NO ONWARD CHAIN is this deceptively spacious THREE BEDROOM SEMI-DETACHED family home boasting BREATH TAKING STUNNING SEA VIEWS. The property benefits from a large open plan LIVING/DINING ROOM, fitted kitchen, CONSERVATORY over looking the VAST REAR GARDEN, three bedrooms and a MODERN FITTED SHOWER ROOM. Further benefitting from OFF ROAD

PARKING & GARAGE.

Access is gained via the entrance porch, where internal door leads through to the welcoming entrance hallway where doors lead to all principal rooms. This ideal family home benefits from a generous sized light and airy living/dining room. The living area is sizeable enough to house family sized furniture, with a feature fireplace. The dining area offers enough space for a extended family table and chairs. The kitchen offers a range of colour matching eye and base level storage cupboards and space for a selection of free standing domestic appliances. To complete the ground floor accommodation is the conservatory which is accessed off the kitchen and enjoys views out to the beautiful rear garden. Sliding doors from the conservatory lead out to the garden and rear access into the garage.

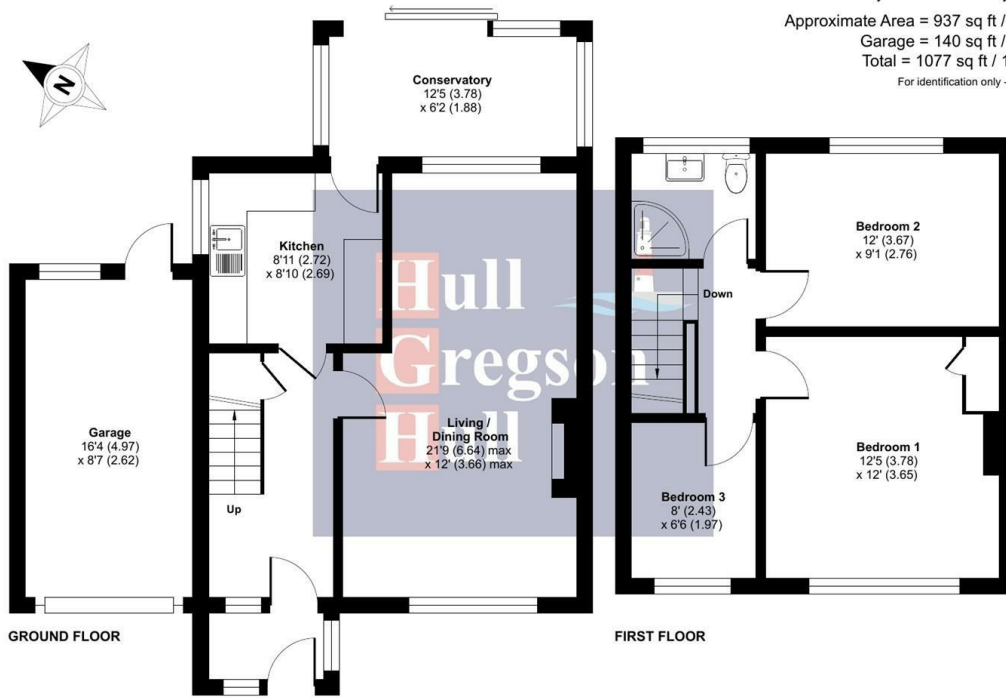
Stairs rise to the first floor where bedrooms one, two, three and the family shower room are located. Bedrooms one and two are both spacious double bedrooms, both enjoying beautiful views. Bedroom three is an ideal guest room offering front aspect views. The modern fitted shower room comprises a modern white suite with shower, wash hand basin and WC.

To the front of the property there is off road parking, leading to the garage fitted with traditional up and over door. Steps from the drive rise to the front door. The rear garden is a simply stunning space. The rear garden is split into two sections, boasting a wide selection of lawn area, vegetable patch, patio, mature shrubs and plants. From the garden the stunning sea views can be further enjoyed.



Killicks Hill, Portland, DT5

Approximate Area = 937 sq ft / 87 sq m
Garage = 140 sq ft / 13 sq m
Total = 1077 sq ft / 100 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1336242

Living/Dining Room

21'9 max x 12' max (6.63m max x 3.66m max)

Kitchen

8'11 x 8'10 (2.72m x 2.69m)

Conservatory

12'5 x 6'2 (3.78m x 1.88m)

Bedroom One

12'5 x 12' (3.78m x 3.66m)

Bedroom Two

12' x 9'1 (3.66m x 2.77m)

Bedroom Three

8' x 6'6 (2.44m x 1.98m)

Shower Room

Garage

16'4 x 8'7 (4.98m x 2.62m)

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: Semi-Detached Family Home

Property construction: Standard

Mains Electricity

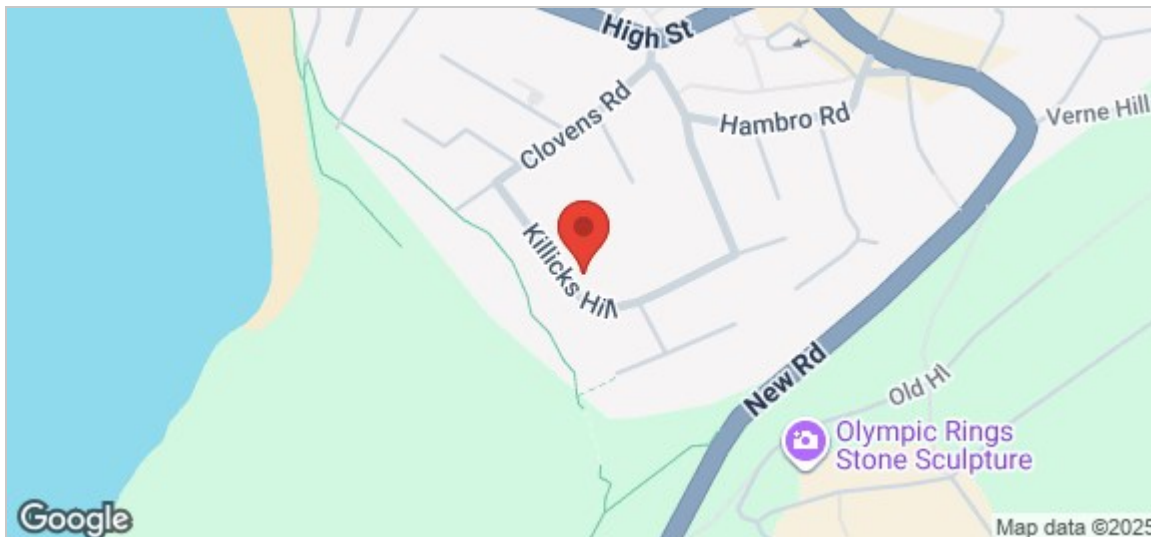
Mains Water & Sewage: Supplied by Wessex Water

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	68	76
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		

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk