



Fortuneswell

Portland, DT5 1LP

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Offers In Excess Of
£250,000 Freehold

Hull Gregson Hull

Fortuneswell

Portland, DT5 1LP

- Three Well Proportioned Bedrooms - Spread Across Three Floors
- Spacious Living Room with Plenty of Natural Light
- Separate Dining Room Ideal for Entertaining
- Ground Floor WC for Added Convenience
- Impressive Master Suite Occupying the Entire Top Floor
- Private Enclosed Rear Garden with Patio Area
- Mature Planting and Outdoor Seating Space - Perfect for Relaxing
- Flexible Layout to Suit Families or Home Working
- Excellent Location - Close to Local Amenities, Schools and Transport Links
- Short Stroll to Chesil Beach





A SHORT STROLL to CHESIL BEACH is this WELL PRESENTED THREE-BEDROOM FAMILY HOME set across THREE FLOORS, featuring a SPACIOUS LIVING ROOM, SEPARATE DINING ROOM, KITCHEN, GROUND-FLOOR WC, TRIPLE GLAZED WINDOWS TO FRONT, NEW FRONT DOOR and a LARGE MASTER BEDROOM SUITE on the top floor. The property also benefits from a PRIVATE ENCLOSED GARDEN with PATIO AREA, perfect for outdoor entertaining.



Step inside through the porch into a welcoming hallway, which leads you to a bright and airy living room at the front of the property, boasting high ceilings, a westerly aspect bay window and alcove shelving - a calm space, perfect for relaxing or entertaining guests.



Towards the rear, you'll find a spacious dining area with large rear aspect easterly window, flooding the room with morning sunlight and is seamlessly connected to the well-appointed kitchen. The kitchen is a galley and benefits from ample food preparation space, wooden effect cabinetry and space for freestanding appliances. Beyond the kitchen, there's a convenient ground-floor WC.

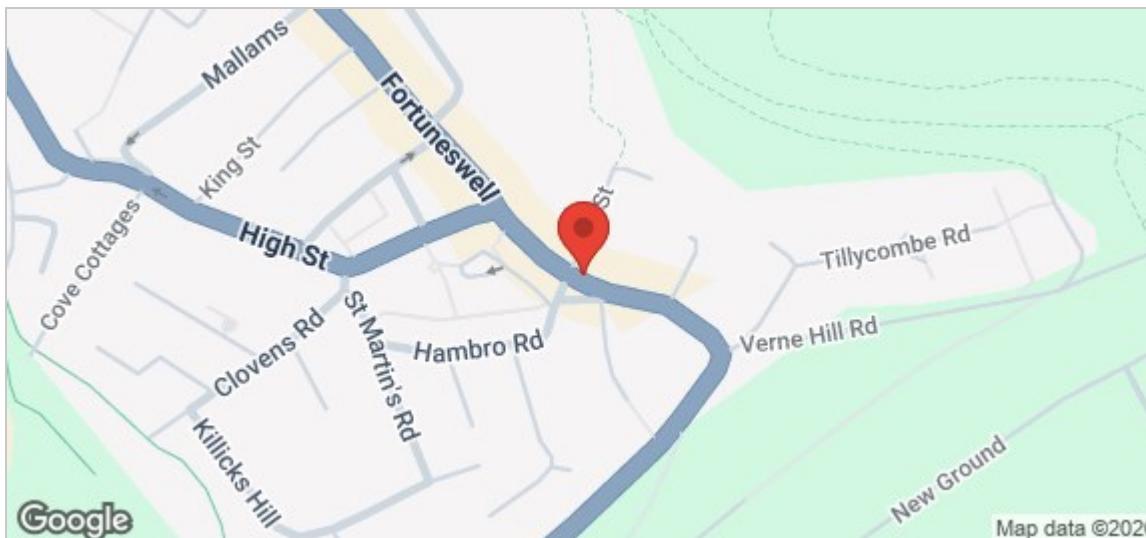
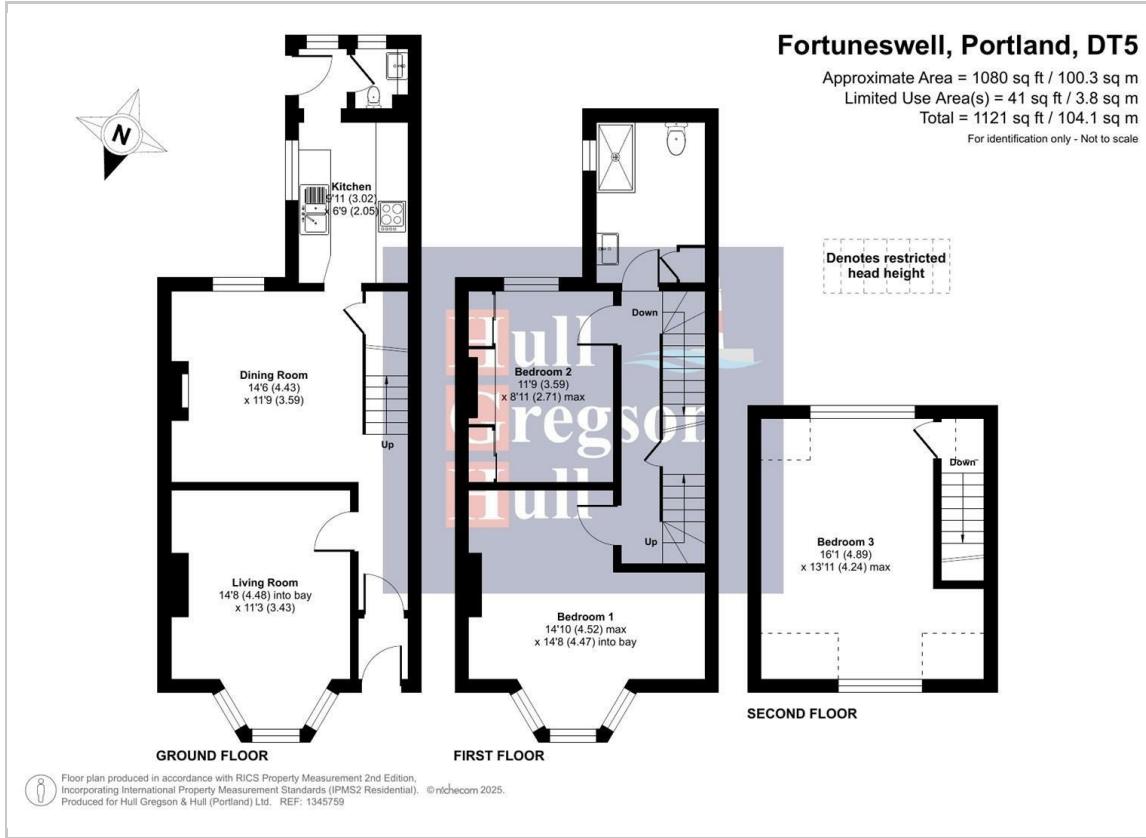
Upstairs, the first floor hosts two generously sized bedrooms. Bedroom two, situated at the front, benefits from ample natural light and generous proportions, while Bedroom three makes for an ideal child's room, guest space, or home office. A modern family shower room completes this floor, consisting of double walk in shower, WC and pedestal wash hand basin.

The top floor is dedicated to the impressive primary bedroom - a private retreat with abundant floor space, ideal for creating a tranquil master suite.

Please note the vendor has recently had new front door, all new triple glazing to the front of the house and a positive airflow system to aid ventilation.

To the rear, the property boasts a charming enclosed garden with a mix of mature planting and a delightful patio area, perfect for alfresco dining or enjoying a morning coffee. The outdoor space feels private and welcoming, offering a peaceful escape in the heart of town





12 Easton Street, Portland, Dorset, DT5 1BT

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Lounge

14'8 x 11'3 (4.47m x 3.43m)

Dining Area

45'11"19'8" x 36'1"29'6" (14'6 x 11'9)

Kitchen

6'11 x 6'9 (2.11m x 2.06m)

Bedroom One

14'10 x 14'8 (4.52m x 4.47m)

Bedroom Two

11'9 x 8'11 (3.58m x 2.72m)

Bedroom Three

16'1 x 13'11 (4.90m x 4.24m)

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: Standard

Tenure: Freehold

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 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		
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		
EU Directive 2002/91/EC		