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FOR SALE FOR SALE

COZY COTTAGE

11 High Street
Southwell Portland, DT5 2EH

3 1 1 E

Asking Price
£230,000 Freehold



High Street

Southwell Portland, DT5 2EH

- Three Bedroom House
- Arranged Over Three Storeys
- Desirable Location of Southwell
- Spacious Primary Bedroom with Balcony
- Close To Coastal Walks
- Sea Views
- Spacious Living Room
- Nearby Local Transport Links
- Close To The Portland Lighthouse





Set in the heart of Southwell Village and approximately 25m from the Coastal Path is this well presented, **THREE** bedroom **PORTLAND STONE COTTAGE** boasting a balcony with far reaching, panoramic sea views, character features and well proportioned rooms.



Accommodation;

A UPVC door leads through into an inner porch with hooks for coat storage. Leading on, an internal door opens onto the living room, a light and airy space with dual aspect windows, feature fireplace and



houses the stairs to the first floor.

Leading off the living area is a bright kitchen with ample wall and base units, dual aspect windows and some integrated appliances. A door leads out to a cottage style garden.

To the first floor are two bedrooms and a family bathroom. To the front of the property is a well proportioned double bedroom with large window, allowing the evening sun to beam through.

A single bedroom and family bathroom occupy the rear. The bathroom, a sizeable room benefits from a panel enclosed bath with shower over, low level WC and pedestal wash hand basin.



The top floor is occupied by a large double bedroom with stunning views of the sea from a balcony.



Living Room
22'0" x 12'5" (6.71 x 3.81)

Kitchen
11'0" x 5'8" (3.37 x 1.73)

Bathroom

Bedroom 1
13'3" x 12'5" (4.06 x 3.81)

Bedroom 2
12'7" x 8'4" (3.86 x 2.55)

Bedroom 3
9'10" x 6'5" (3 x 1.97)

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 House

Property construction: Brick

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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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