



**Brymers Avenue**

Portland, DT5 1JS



**Offers In Excess Of  
£280,000 Freehold**





# Brymers Avenue

Portland, DT5 1JS

- Semi-Detached Spacious Family Home
- Direct Sea Views onto Chesil Beach
- Integral Garage
- Rear Access
- Open Plan Lounge/Diner
- Vendor Suited
- Close Proximity To Chesil Beach
- Transport Links Nearby
- Well Presented Throughout
- Low Maintenance Garden







This THREE DOUBLE-BEDROOM, SEMI DETACHED home with DRIVEWAY and GARAGE situated in the popular location of FORTUNESWELL is presented For Sale. This well presented property enjoys SEA VIEWS over CHESIL BEACH with quick access to local TRANSPORT LINKS and AMENITIES as well as good proximity to the BEACH FRONT and COASTAL WALKS.

You enter the property via a porch which opens up to the ground floor accommodation. The ground floor comprises of a spacious living room, separate dining room and kitchen with access to rear garden and stairs to

first floor.

The living room is a fantastic size with modern decoration throughout. To the front of the room is a large double glazed window allowing for plenty of natural lighting to flow through. An opening leads through to the dining room which offers another large window allowing for a dual aspect through the living room and dining room. The doorway to the side opens into the modern fitted kitchen with with integrated cooker & hob and with space for a washing machine or washer drier. The kitchen offers plenty of cupboard space for storing crockery & groceries and also fantastic views of Chesil beach.

The upstairs accommodation comprises three bedrooms, family bathroom and separate WC. Bedroom one is located to the rear of the home and enjoys incredible sea views over Chesil beach and also has a large fitted wardrobe. Bedroom two is a good size double bedroom with a fitted wardrobe sunken into the wall perfect for saving floor space. The third bedroom is a small double perfect to be used as a bedroom or home office. The family bathroom comprises a P shape bath with shower function, hand wash basin and WC. Completing the first floor accommodation is a storage cupboard and sperate WC.

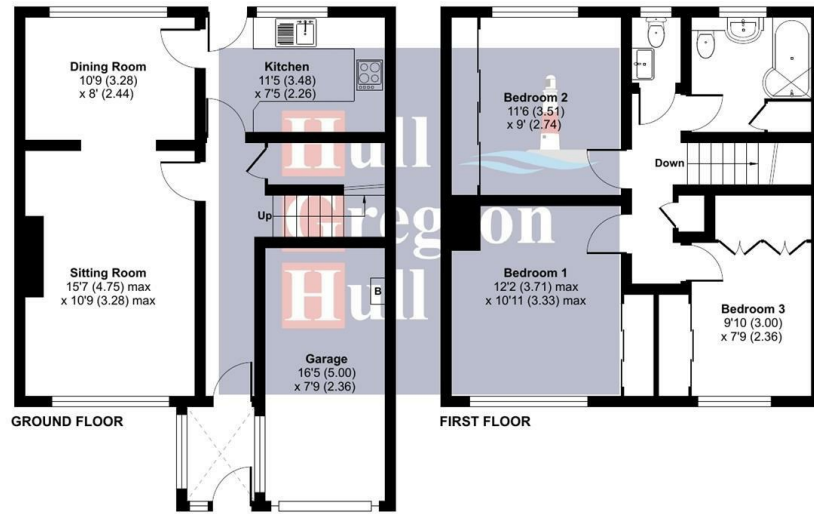
To the outside of the home is an integral garage perfect for storage with driveway to the front.





## Brymers Avenue, Portland, DT5

Approximate Area = 1056 sq ft / 98.1 sq m  
 Garage = 124 sq ft / 11.5 sq m  
 Total = 1180 sq ft / 109.6 sq m  
 For identification only - Not to scale



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: 1206464

**Living Room**  
 16'0" x 10'9" (4.89m x 3.30m)

**Dining Room**  
 10'9" x 8'0" (3.30m x 2.44m)

**Kitchen**  
 11'5" x 7'4" (3.48m x 2.26m)

**Bedroom One**  
 11'5" x 10'11" (3.50m x 3.35m)

**Bedroom Two**  
 11'11" x 10'11" (3.65m x 3.35m)

**Bedroom Three**  
 9'9" x 7'8" (2.99m x 2.34m)

**Family Bathroom**  
 7'8" x 7'5" (2.34m x 2.28m)

### Additional information

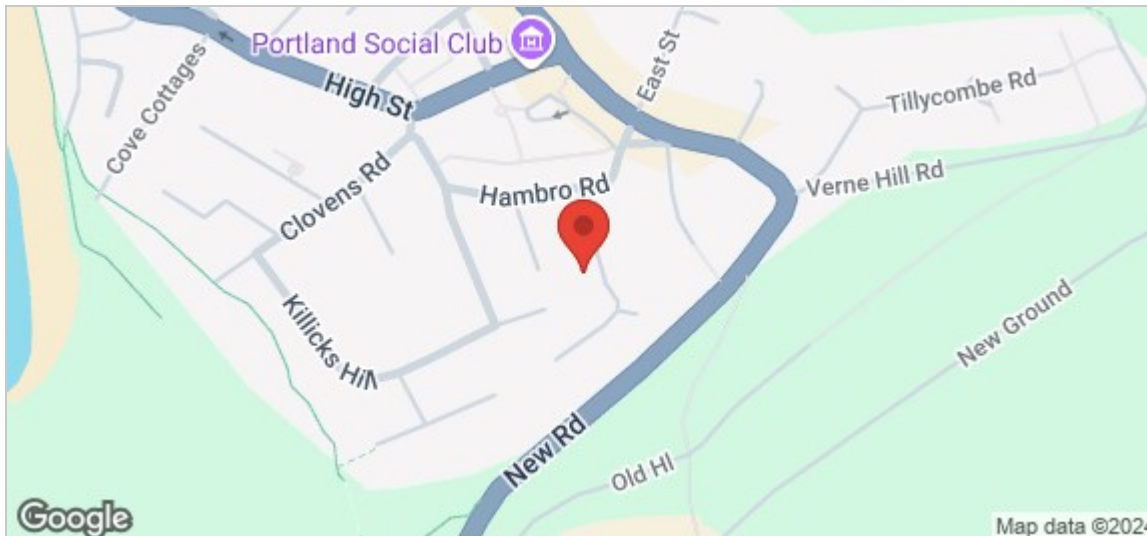
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Semi Detached House  
 Property construction: Standard  
 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/](http://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			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	