



Castle Road | | Portland | DT5 1AU

**Offers Over £600,000**

BEAUMONT  JONES

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We are delighted to bring to the market this stunning contemporary townhouse with private garden and balcony. Superb sea & Marina views can be enjoyed from principle rooms. Large double garage and plenty of off-road parking.

- No Forward Chain
- Four Double Bedrooms
- Large Double Garage Providing Storage for Water Sports Equipment
- Impressive Modern Townhouse
- Perfectly Positioned for The National Sailing Academy
- Ample Parking for Several Cars

**Full Description**

This truly superb and spacious town house offers stunning far reaching open views towards Chesil beach, Portland Marina and harbour. A perfect base or permanent home for anyone wanting close proximity to the National Sailing Academy and Chesil beach. Entrance to the property is via a few steps on the ground floor and front door opening into the welcoming hallway. From here there is access to bedroom four, a double bedroom with front aspect window. The separate utility room offering space and plumbing for a washing machine and tumble dryer. Adjacent to the utility room is integral access to the large double garage. On the first floor, doors open to the following accommodation. The family friendly kitchen/diner, a lovely open space with a range of modern wall and base units, built-in appliances include; oven, grill, extractor fan, fridge/freezer and dishwasher. There is a breakfast bar area, generous space for a table and chairs along with patio doors opening to the garden - an ideal room for entertaining. There is also access to a hallway and a door giving access to Castle Road. Also on this level is bedroom three, which is a generous double bedroom and adjacent



Stunning and contemporary townhouse with superb sea and marina views.



stylish bathroom. On the second floor, there is access to bedroom two, another generous double bedroom and the sitting room. The sitting room is a lovely size with double aspect including a large window offering superb views toward Chesil beach and the sea beyond. The third floor and top floor is the principle master suite, including a dressing room, fully tiled en-suite with large shower and the master bedroom, a spacious stunning room with vaulted ceiling and private large balcony with panoramic open views over Chesil beach, out to sea and over Portland Marina & harbour beyond.

The large double garage with electric up and over door, power and light, offers space for parking and storage, ideal for watersports equipment. There is also ample parking for several cars in front of the garage. Access to the low maintenance garden area, is from the patio doors and a further single door on the first floor, opening onto a private and spacious enclosed area perfect for enjoying the peaceful surrounding and views to the front aspect, there is plenty of space for garden furniture. There is also the private large balcony accessed from the master bedroom with panoramic views.

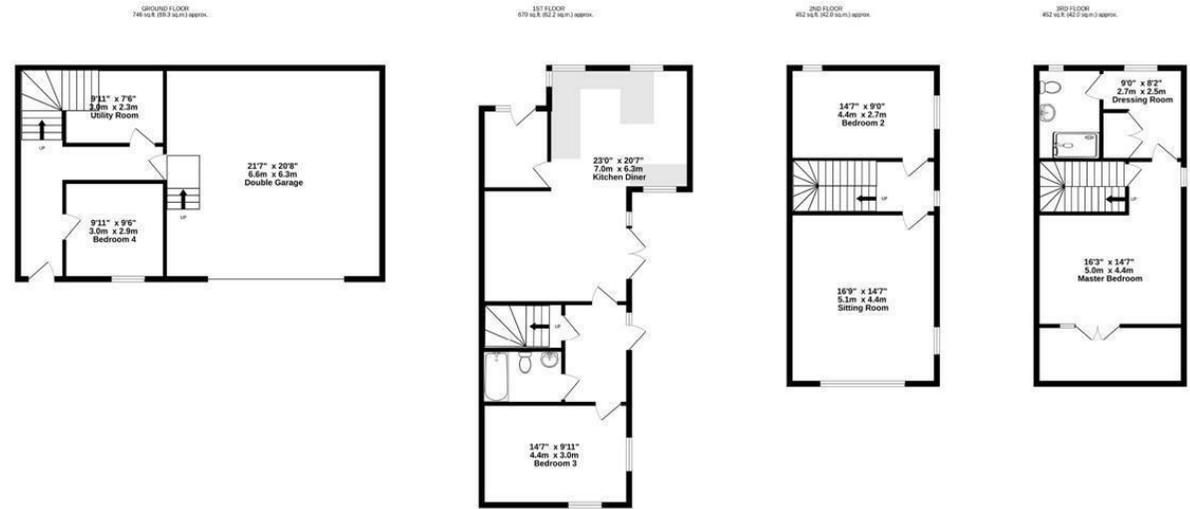
This iconic development was built to house the sailing teams during the 2012 Olympics and is wonderfully set within close proximity to the beach with a choice of cafes, tea rooms or public houses including Quiddles Café located directly on the beach front. Nearby is the National Sailing Academy (venue for 2012 Olympic sailing events) and the stylish Portland Marina with café and bar. There is a selection of both pebbled and sandy small cove beaches in the area ideal for sailing and water sports, including Portland Harbour which is a favoured spot for windsurfers. In Fortuneswell you will find a selection of well-serviced shop along with an excellent bus route connecting you to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently on Business Rates. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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