



## Lyme View

High Street | Fortuneswell | Portland | DT5 1JH

**Guide Price £300,000**

BEAUMONT  JONES



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Lyme View is a spacious three bedroom semi-detached property arranged over three floors. Built circa 1999, yet built with a charming cottage feel, this property is moments from coastal walks, amenities and transport links. There are some lovely far-reaching sea views and views towards Chesil beach, two allocated off-road parking spaces and an enclosed rear garden.

- Far-Reaching Sea Views & Views towards Chesil Beach
- Three Double Bedrooms
- Allocated Off-Road Parking for Two Cars
- Spacious Accommodation over Three Floors
- Master Bedroom with Dressing Area & En-suite
- Enclosed Rear Garden

## Full Description

### Accommodation

Entrance to the property is via the front door opening into the entrance porch providing useful storage and further door into the living room. This welcoming room has a front and side aspect window providing ample light and plenty of space for furniture. There is also a focal inset wood burner with Portland stone surround creating a cosy feel. A door leads through to the kitchen/diner with the kitchen area offering a range of wall and base units, there is a built-in dishwasher, washing machine, oven and four ring gas hob. The charming

Nearby area





Moments from beautiful coastal walks, Chesil Beach, amenities and transport links.



dining area has wooden framed French doors opening into the garden and space for a dining table. There is an understairs storage cupboard and door opening to the rear lobby with wooden door opening into the garden along with stairs rising to the first floor.

From the first floor landing there are doors into the following rooms. Bedroom two is generous sized double bedroom with light double aspect and views towards Chesil beach and the sea. Bedroom three is also a double bedroom with light rear aspect. The bathroom offers a suite including; bath with shower attachment, low level WC and pedestal wash hand basin.

From the first floor landing, stairs rise to second floor with further reaching sea views from the landing and door into the master suite. This room also enjoys sea views including glimpses towards Portland harbour. This spacious bedroom offers a dressing area separate from the bedroom area and en-suite shower room with shower cubicle, wash hand basin and low level WC.

#### Outside

To the front of the property is a small stone wall and path to the front door. The rear garden is accessed via the French doors in the dining room or the rear door. Fully enclosed with a gate opening into the parking area. The cottage style rear garden is low maintenance with a patio area surrounded by shrub and planted borders. The tandem parking is to the rear of the property and accessed via the side of the house and from the rear garden. There are two allocated spaces.

#### Location

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 itself you will find a selection of well-served shops along with an excellent bus route connecting you to Weymouth.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council tax band C. 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.



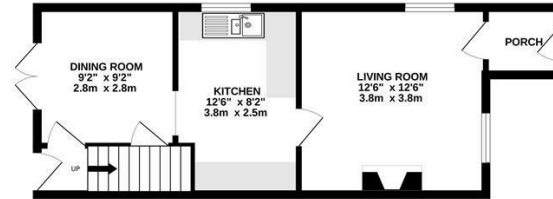
Spacious accommodation set over three floors, garden & parking for two cars.



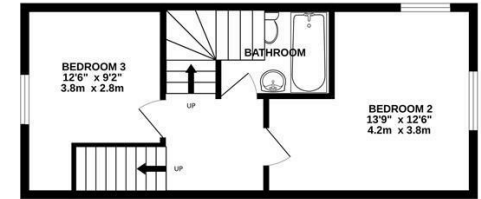


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

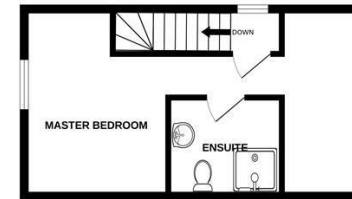
GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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