



Castle Court | Mulberry Avenue | Portland | DT5 1FT

**Offers Over £375,000**

BEAUMONT  JONES

## Castle Court | Mulberry Avenue Portland | DT5 1FT Offers Over £375,000

We are delighted to offer a beautiful and spacious three double bedroom double fronted terraced home sat close to the water's edge at Chesil Beach, Portland. This development is home to the National Sailing Academy and would make a fantastic home/holiday home/let. Built in 2018 and re-designed by the current owners the property boasts a beautiful bespoke kitchen/diner with integrated appliances, triple glazing throughout with fitted shutters, spacious living room, Karndean flooring runs throughout the ground floor, laid out over three floors, downstairs cloakroom, en-suite to master bedroom, family bathroom, beautiful far reaching views over green space and out towards Chesil Beach, beautifully designed low maintenance rear garden with gated side access and off road parking for two cars to the rear of the property. Viewing is highly recommended to be appreciated.

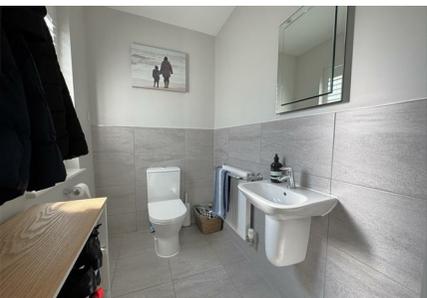
- Three Double Bedroom Double Fronted Terraced House
- Beautiful Bespoke Kitchen/Diner with Integrated Appliances
- Laid out over Three Floors
- Off Road Parking For Two Cars
- Built in 2018 & Re-Designed by The Current Owners
- Triple Glazed Windows & Doors with Fitted Shutters
- Far Reaching Views over Green Space & Chesil Beach - Perfect for Enjoying the Sunset
- Downstairs Cloakroom plus En-Suite to Master & Family Bathroom

### Full Description

Entrance into this beautiful home is via a front aspect UPVC door opening into the hub of the home, the beautiful bespoke kitchen/diner. This high specification fitted kitchen offers a wide range of eye and base level units with Porcelain worktops and backing, eye level integral SIEMENS iQ7 Bluetooth steam and fan oven, eye level integral SIEMENS iQ7 Bluetooth microwave and fan oven with inset SIEMENS Bluetooth induction hob and SIEMENS extractor fan over, integrated BOSH dishwasher, integrated Hotpoint washer/dryer, integrated SIEMENS Bluetooth fridge/freezer, sink unit, LED lighting within the floor plinths, Karndean flooring runs throughout the majority of the ground floor, front aspect triple glazed window with fitted shutters enjoying far reaching views, rear aspect triple glazed patio doors with fitted shutters leading out onto the garden. A



Sat close to the Water's edge, this beautiful home must be viewed to be fully appreciated.

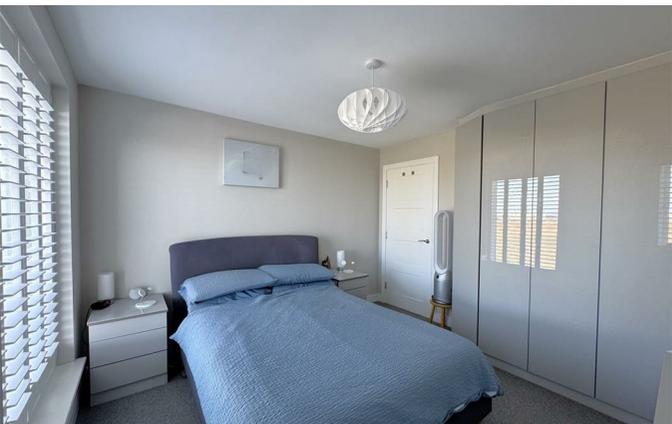


door off the kitchen/diner leads through to a spacious living room offering two front aspect triple glazed windows with fitted shutters enjoying far reaching views, built-in under stairs storage cupboard and a door leads through to the inner hall. Stairs rise to the first floor, rear aspect triple glazed door leads out onto the garden and a door leads into the cloakroom. Offering great space for coats and shoe rack, there is a low level WC, wall mounted wash hand basin, rear aspect triple glazed window with fitted shutters, partially tiled walls and tiled flooring.

The first floor offers a spacious landing with stairs rising to the second floor, rear aspect triple glazed window with fitted shutters, built-in airing cupboard housing a pressurised tank system and doors lead through to bedrooms two, three and the family bathroom. Bedroom two is a generous sized double offering modern fitted wardrobes with shelving and fitted furniture and two front aspect triple glazed windows with fitted shutters enjoying far reaching views over towards Chesil Beach. Bedroom three is currently set up as a dressing room with modern fitted wardrobes and furniture, two front aspect triple glazed windows with fitted shutters enjoying far reaching views over Chesil Beach and loft access via a hatch. The loft is boarded and has a fixed telescopic ladder. This can easily be turned back into a double bedroom. The main family bathroom boasts a modern suite comprising a panel enclosed bath a wall mounted mixer shower system over, low level WC, wall mounted wash hand basin, partially tiled walls, tiled flooring, wall mounted heated towel rail and a rear aspect triple glazed window with fitted shutters.

The second floor offers a landing area with a rear aspect triple glazed window with fitted shutters and a doors leads through to the master bedroom, a generous sized double with dual aspect triple glazed windows with fitted shutters enjoying beautiful far reaching views over Chesil Beach, double built-in wardrobe, a further boarded loft space accessed via a fixed telescopic ladder and a door leads through to the en-suite. The modern suite comprises a double shower cubicle with a wall mounted mixer shower system, rainfall and hand held shower attachments, low level WC, wall mounted wash hand basin, partially tiled walls, tiled flooring and a wall mounted heated towel rail.

Outside offers a beautifully designed low maintenance rear garden laid to porcelain tiles with a section laid to artificial grass. Raised railway sleeper planted borders, large shed with Karndean flooring and a high quality roof, gated side access leading out onto the parking bay, wall mounted EV charging



point, double power point and water supply. There is off road parking for two vehicles located to the rear of the property.

Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil beach, Portland Harbour and Weymouth. Portland provides a variety of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

Agents Note: The vendor informs us that the property is subject to a yearly management chare of approximately £350 PA Plus a charge to Osprey Quay of £30 per quarter. The property has 3 years remaining on the Premier New Build Warranty.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D.

Services: - Gas central heating. Mains electric, water & drainage.

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.

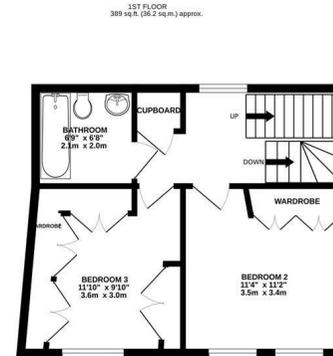
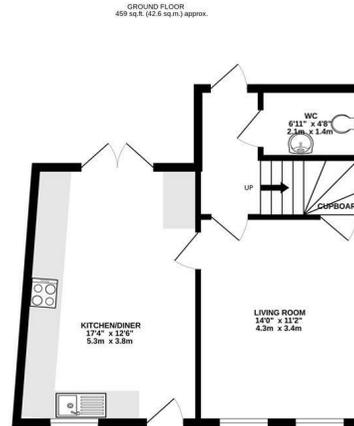


Stunning bespoke kitchen/diner with integrated appliances & Triple glazed windows and doors with fitted shutters.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>94</b>
(81-91) <b>B</b>	<b>83</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 : 1045 sq.ft. (97.0 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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*We value more than your property*

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