



Castle Court | Mulberry Avenue | Portland | DT5 1FT

Offers Over £355,000

BEAUMONT  JONES

Castle Court | Mulberry Avenue Portland | DT5 1FT Offers Over £355,000

We are delighted to offer a beautiful three bedroom detached house 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 2020 with 5 years remaining on the Premier New Build Warranty. The property boasts a generous sized living room, beautiful shaker style fitted kitchen/diner with Carrara Resin worktops, separate utility room, downstairs cloakroom, en-suite shower room to the master bedroom plus main bathroom, block paved driveway providing off road parking for two cars (in tandem style) and an enclosed terraced rear garden. This immaculate property must be viewed to be appreciated.

- Beautiful Three Bedroom Detached House
- Well-Presented Throughout
- Stunning Kitchen/Diner Plus Separate Utility Room
- Generous Sized Living Room
- Downstairs Cloakroom, En-Suite to Master Bedroom & Main Bathroom
- Block Paved Driveway Providing off Road Parking For Two Cars
- Spacious Enclosed Terraced Rear Garden
- Close to The Water's Edge
- Built In 2020 with 5 Years Remaining on The Premier New Build Warranty.
- Well-Positioned Within The Development

Full Description

Entrance into this beautiful home is via a front aspect double glazed composite door leading into a welcoming hall opening into the generous sized living room with accommodation flowing through. LVT flooring runs throughout the ground floor, stairs rise to the first floor, large built-in storage cupboard and a built-in under stairs storage cupboard. The living room has been tastefully decorated offering dual aspect double glazed windows one of which is full height overlooking the surround area. The beautiful kitchen/diner is located off the living room, offering great space for a dining table and chairs. The modern shaker style fitted kitchen offers a range of eye and base level units with premium solid surface Resin worktops, beautiful one and a half composite black undermount sink unit, integral double oven with inset four ring induction hob and a wall mounted extractor



This beautiful detached home was built in 2020 with 5 years remaining on the Premier New Build Warranty. This development is home to The National Sailing Academy, close to the Water's edge.



fan over, integrated fridge/freezer and dishwasher, kitchen cupboard houses the gas boiler, side aspect double glazed window and a set of rear aspect double glazed patio doors lead out onto the beautiful terraced garden. The separate utility room has space and plumbing for a washing machine, modern base unit, worktop and sink unit plus shelving. The cloakroom is located off the utility providing great space with a modern suite including a low level WC, wall mounted wash hand basin, rear aspect double glazed window and tiled flooring.

The first floor offers a landing area with a built-in airing cupboard, loft access via a hatch (with a pull down ladder and fully boarded) and doors lead through to the three bedrooms with master en-suite and main bathroom. The master bedroom is a generous sized double boasting dual aspect double glazed windows, one of which is full height overlooking the surround area, double built-in wardrobes and a door leads through to the en-suite. The contemporary suite includes a shower cubicle with a wall mounted mixer shower system, low level WC, floating vanity wash hand basin with two drawers, wall mounted LED mirrored cabinet, wall mounted dual fuel towel rail heater, tiled flooring and partially tiled walls. Bedroom two is a further double offering dual aspect double glazed windows, one of which is full height. Bedroom three is currently being used as a dressing room, this is a small double/well-proportioned single with a front aspect double glazed window. The main bathroom has a modern and contemporary suite including a panel enclosed bath with a wall mounted mixer shower system over and screen attached, low level WC, floating wash hand basin with drawers, wall mounted dual fuel towel rail heater, wall mounted LED mirrored cabinet, rear aspect double glazed window, tiled flooring and partially tiled walls.

Outside to the rear offers a beautifully designed terraced rear garden set over two levels, the ground level is laid to patio and shingle with a pergola seating area and Gabion baskets with rocks creating a retaining wall. There is a large space to the side of the house laid to block pavers with a covered wooden lean-to creating great storage with access leading out onto the front. There is further gated side access leading out onto the driveway. Decked steps lead up to the second level offering great space laid to shingle with a further pergola creating the perfect seating area. The front of the property boasts a block paved driveway providing off road parking for two cars in tandem style. There is a small front garden area with planted shrubs.

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 marina is within walking distance of the property, perfect for boats enthusiasts. There's 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 charge of approximately £350 PA Plus a charge to Osprey Quay of £30 per quarter. The property has 5 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.



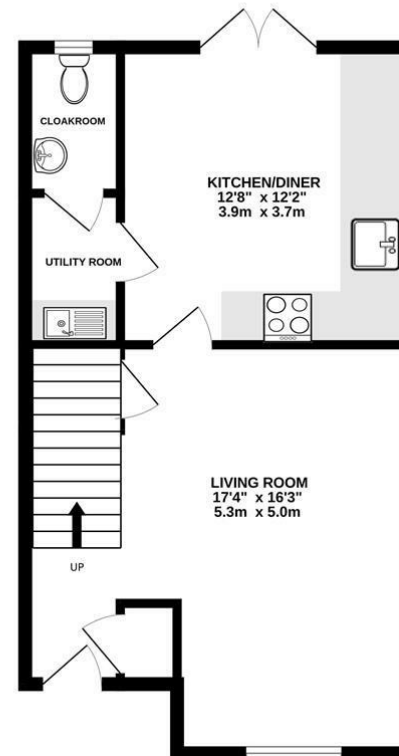
Well-Presented throughout including a beautiful kitchen/diner, generous sized living room and a block paved driveway providing off road parking for two cars.



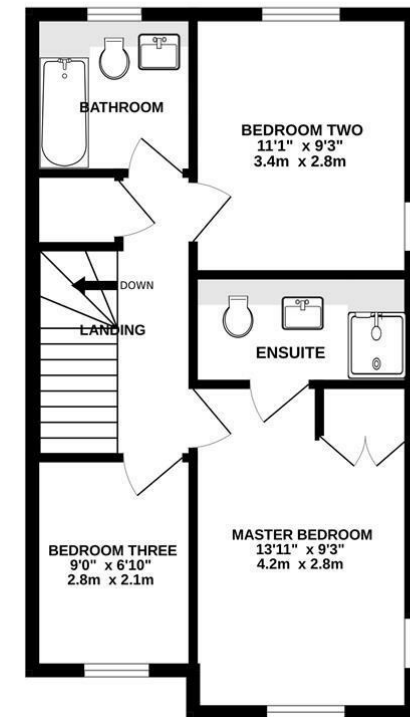


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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.
Made with Metropix ©2025

We value more than your property

33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk