

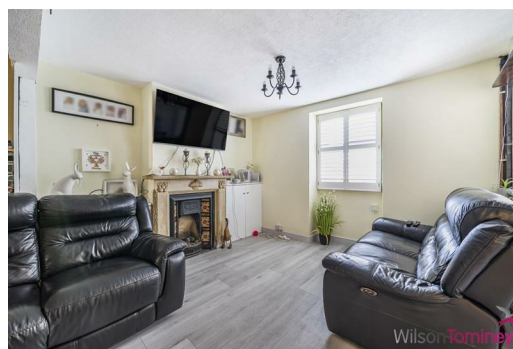


Instinct Guides You



## Mallams, Portland, DT5 1NJ Offers In Excess Of £260,000

- Beautiful Coastal Views
- Accommodation Over Three Floors
- Open Plan Lounge Diner
- Extended ground Ground Floor Sun Room
- Substantial Rear Garden Views
- Four Bedrooms
- Attractive Position On Mallams
- Close To Bus Route & Amenities



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This charming four-bedroom home combines historic character with modern living, set in a delightful location with stunning sea views and a large mature garden. The home boasts accommodation over three floors including four bedrooms, an open-plan lounge/diner & an extended sunroom.

Located on Mallams, the lane has a notable charm with attractive cottages lining both sides and superb sea views can be seen walking down the length of the lane.

Inside, a small vestibule opens to a large open-plan living space that features a blend of charming stonework and wooden cabinetry, adding to the home's character and is spacious enough for family living and entertaining. The room flows into the modern galley kitchen at the rear creating an attractive contrast to the home's age. The kitchen has room for white goods and pleasant views into the rear garden. The ground floor has been extended to include a sun room, offering further versatility and additional storage if needed.

Rising to the first floor there are two bedrooms and the family bathroom. Bedroom one boasts built-in wardrobes and enjoys stunning views over a picturesque coastal town and the sea beyond and is echoed to a more impressive degree in bedroom two above. Bedroom three adjacent is a further double room. The bathroom completes the first floor and comprises a modern white suite.

The second floor only improves on the impressive views to something really special, a unique perspective of the surrounding coastal vista and Portlands' connection with coastal living.

Unusual for Fortuneswell the home also features a large garden perfect for outdoor activities, gardening, or simply enjoying the fresh sea air. A small patio offers an idyllic spot for a table and chairs that accompany the sea view. The garden has a small shed and is adorned with a range of flowers and shrubs creating a diverse outdoor space

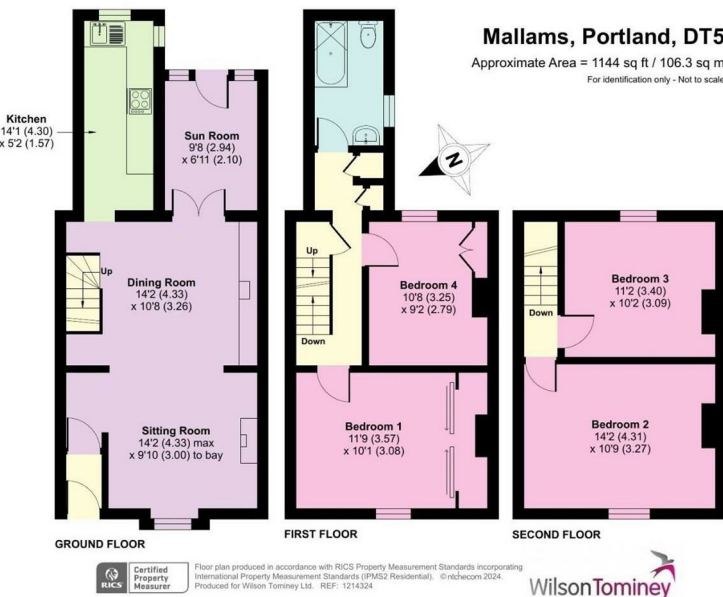






**Mallams, Portland, DT5**

Approximate Area = 1144 sq ft / 106.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>80</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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC