



Instinct Guides You



Amelia Close, Portland, DT5 1HE £240,000

- Stunning Panoramic Sea Views
- Generous Rear Garden
- 3 Bedroom potential but currently Two Double Bedrooms
- Cloakroom and Utility
- Well-Presented Throughout
- Contemporary Kitchen and Bathroom
- Open Plan Living Space
- Chesil Beach Nearby



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A STUNNING two double bedroom home (THREE BEDROOM POTENTIAL) with elevated panoramic sea views across Portland Harbour and generous rear garden; The property enjoys additional cloakroom/utility and porch entrance as well as modern kitchen and bathroom suite. The living spaces are excellently proportioned with spacious lounge/diner and generous bedrooms.

A raised decking area fronts the home, wreathed in sunshine benefitting striking views across Portland's iconic harbour with an initial porch entrance for convenience.

The porch opens to the hallway and an additional store room. Inside the home, the kitchen features an array of attractive contemporary units and an outlook to the patio. A large portion of the downstairs accommodation is fulfilled by the vast lounge/diner with dual aspect windows accentuating light and space.

Upstairs hosts two double bedrooms. Bedroom Two is an ample double with built in storage and room for additional furnishings; Bedroom One is a vast double boasting superb floorspace with two built in wardrobes and spectacular views across the south coast as well as additional window overlooking the garden - giving the potential for the third room by having access from/replacing the storage hallway cupboards. The bathroom is finished in similar attractive tiling to the separate W/C - completing the second floor accommodation alongside a storage cupboard on the landing.

The home's garden features attractive initial tiled patio, raising to turf and finally decking; The raised tiers allow for a secluded sun trap to enjoy the breath-taking panorama - a staple of the home.

Lounge/Diner 19'10" max x 10'5" max (6.05m max x 3.18m max)

Kitchen 11'3" x 7'10" (3.45m x 2.41m)

Store 6'2" x 6'1" (1.88m x 1.87m)

Cloakroom/Utility

Bedroom One potential to split to a Bed 3 19'10" max x 8'7" max (6.05m max x 2.64m max)

Bedroom Two 9'8" x 8'0" (2.97m x 2.44m)

Bathroom

W/C



