



Instinct Guides You



Pennsylvania Close, Portland Offers In Excess Of £325,000

- Stunning Sea Views
- Garage
- Large Kitchen/Diner
- Ensuite
- Juliette Balcony
- Versatile Layout
- Coastal Living
- Beautifully Presented
- Moments From Church Ope Cove
- Cloakroom



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A modern and immaculately presented townhouse offering exceptional versatility and PANORAMIC SEA and COASTAL VIEWS, complete with en-suite facilities, Juliette BALCONY a GARAGE, and flexible living accommodation arranged over three floors. Situated just moments from scenic coastal walks and the beautiful Church Ope Cove, this superb home is also within easy reach of the shops, cafes, and amenities of Easton Square, with excellent transport links to Weymouth.

This fabulous coastal home offers adaptable space, ideal for families, couples, or anyone seeking a peaceful retreat by the sea.

On the ground floor, a welcoming entrance hall with cloakroom leads into a stylish fitted kitchen/dining room—a great space for everyday living and entertaining alike. French doors open directly onto the low-maintenance rear garden, while an additional reception area enjoys open views towards the sea, creating a light and relaxing environment.

The first floor offers two generous double bedrooms. The front-facing main bedroom boasts breathtaking sea and coastal views and features a modern en-suite shower room. The second bedroom is also a well-proportioned double, and a sleek family bathroom completes this floor.

On the top floor, a stunning open-plan room is currently used as a living space, featuring a Juliette balcony that frames uninterrupted views of the English Channel and Jurassic Coast. This versatile room could easily serve as the primary bedroom, a home office, or a creative studio.

Outside, the property enjoys a charming front garden and a low-maintenance rear garden, perfect for relaxing or al fresco dining, with direct access to the garage at the rear.

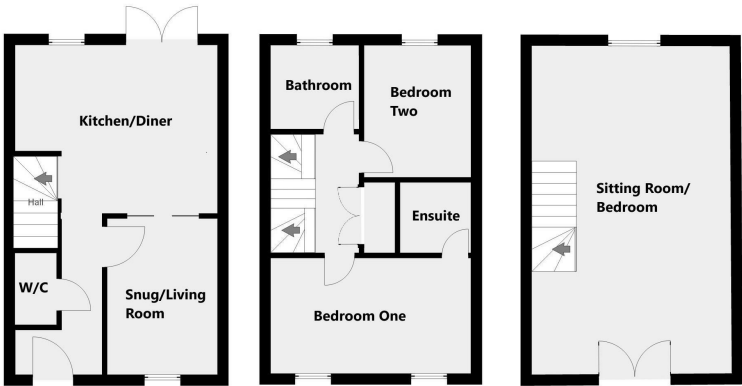
Room Dimensions

- Snug/Living Room 11'5" x 8'0" (3.48 x 2.46)
- Kitchen/Diner 27'5" max x 14'9" max (8.36 max x 4.52 max)
- Bedroom One 14'7" x 7'5" (4.47 x 2.27)
- Bedroom Two 11'3" x 7'10" (3.45 x 2.39)
- Sitting Room/Bedroom 25'5" x 14'7" (7.77 x 4.47)
- Garage 17'3" x 9'4" (5.26 x 2.87)

Communal Charge

The vendor informs us that there is a £360 per annum charge for the upkeep of communal grounds with a £20 per month payable for the use of the biomass boiler.

We recommend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		98	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.