



Instinct Guides You



Harbour View Road, Portland, DT5 1EN £190,000

- Striking Sea Views Throughout
- No Onward Chain
- Well Presented
- Low Maintenance Rear Garden
- Bathroom and Separate Cloakroom
- Bus Routes and Amenities Nearby



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



Step inside this stylish THREE BEDROOM home with STRIKING SEA VIEWS across Chesil Beach and Portland Harbour - Presented with no onward chain. The well proportioned accommodation enjoys two reception rooms, a separate bathroom and cloakroom and low maintenance rear garden with bus routes nearby.

Stepping down to the home, an initial porch provides convenience with room for coats and shoes as you enter the accommodation.

Inside, the lounge enjoys a bright and airy feel with glimpses towards the sea, seamlessly blending with the dining room which boasts patio doors towards to the garden to allow seasonal versatility and an abundance of light. The kitchen fronts the home with an array of contemporary units and feature service hatch linking the dining room.

The home's side access leads to an additional space with a toilet and large storage cupboard - a further door grants access to the garden.

Upstairs, two double bedrooms to the rear of the home flaunt excellent proportions and breathtaking sea views with bedroom one also benefitting a built in storage space. The third bedroom is generous single room with a sleek white tiled bathroom completing the living space.

Outside, a decking area overlooks Chesil Beach providing an enjoyable space for relaxing in the afternoon sun.

Porch

Living Room 13'7" x 10'11" (4.16m x 3.34m)

Dining Room 9'11" max x 9'9" max (3.04m max x 2.98m max)

Kitchen 9'2" max x 8'6" max (2.81m max x 2.61m max)

W/C and Utility 7'7" x 6'0" plus storage cupbaord (2.32m x 1.83m plus storage cupbaord)

Bedroom One 13'3" max x 10'5" max (4.04m max x 3.20m max)

Bedroom Two 13'3" max x 10'3" max (4.05m max x 3.14m max)

Bedroom Three 8'7" max x 7'4" max (2.62m max x 2.26m max)

Bathroom 6'4" x 5'2" (1.94m x 1.60m)





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDIPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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

