



Instinct Guides You



Ventnor Road, Portland £395,000

- Detached Chalet
- Separate Games Room
- No Onward Chain
- Three Bedrooms
- Excellent Order Throughout
- Successful Holiday Let
- Stunning Sea Views
- Westerly Sun Terrace
- Close To Local Amenities
- Minutes From Beach



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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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****PROPERTY IS A WINNER OF THE CUSTOMER CHOICE AWARDS 2022, 2023 AND 2024!****

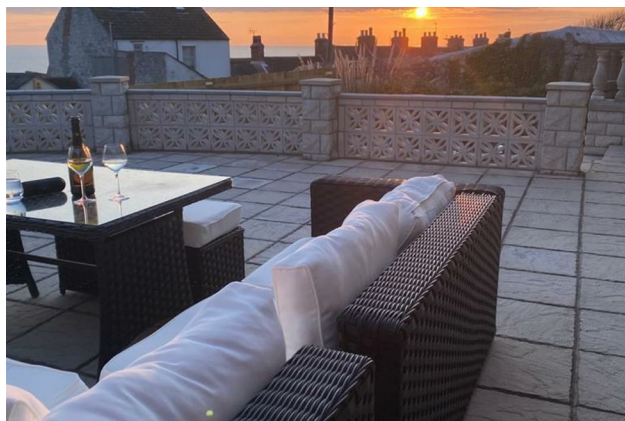
We are delighted to present to market this superb elevated DETACHED CHALET which is currently run as a SUCCESSFUL HOLIDAY LET, offering THREE DOUBLE BEDROOMS & separate GAMES ROOM/CABIN, nestled on the picturesque Isle of Portland. Boasting STUNNING SEA VIEWS & a WESTERLY SUN TERRACE as well as being in EXCELLENT ORDER throughout, this property is just MINUTES from CHESIL BEACH and PORTLAND MARINA where you can enjoy a host of WATER SPORTS and recreational activities! A must see to truly appreciate the lifestyle on offer!

Entering the grounds via the gate, steps lead up to the main residence and westerly sun terrace. Stepping inside a welcoming hallway leads to all rooms as well stairs rising to the upper floor. The lounge is a generous size with a cast iron feature fireplace while over looking the terrace and enjoying views of the Jurassic coast. The kitchen offers a wide range of eye level and base units, ample work surface, along with space for a washing machine, fridge, freezer, cooker and slimline dishwasher, with access to the rear garden available. The dining room/bedroom three is found adjacent offering a versatile space. The bathroom is finished to a modern/contemporary standard comprising a bath with rainfall shower over, wash hand basin and W.C.

Ascending to the upper floor there are two double bedrooms. Bedroom one is slightly larger and both benefit from direct sea views and eaves storage.

Externally the property boasts a separate games room/cabin at the top of the garden and a gazebo which shelters a hot tub, making an ideal setting to enjoy the warm summer evenings. A raised decked area gives an additional social room to enjoy. To the front the paved sun terrace creates an ambience to enjoy panoramic views of the coastline while soaking in the sunset.

Please use the link to visit the holiday letting website and check out the reviews!: www.seascape-retreat.com



Room Dimensions

Lounge 17'5" x 12'11" (5.31 x 3.95)

Kitchen 10'5" x 9'11" (3.2 x 3.03)

Dining Room/Bedroom Three 13'6" x 10'4" (4.12 x 3.15)

Bedroom One 17'3" max x 11'6" max (5.28 max x 3.51 max)

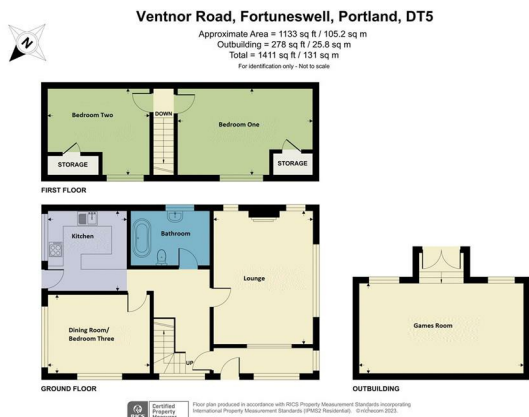
Bedroom Two 13'6" x 11'6" (4.14 x 3.52)

Games Room 21'5" x 11'11" (6.53 x 3.64)

Additional Information

The vendor informs us that over the last 2 financial years and this year the holiday let business has made on average 40k per year. All fixtures and fittings will come within the sale including hot tub, games rooms equipment and furniture.

The property's council tax band was Band C



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			
		53	78
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	

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.