



Instinct Guides You



## Pennsylvania Close, Portland £340,000

- 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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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)



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

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