

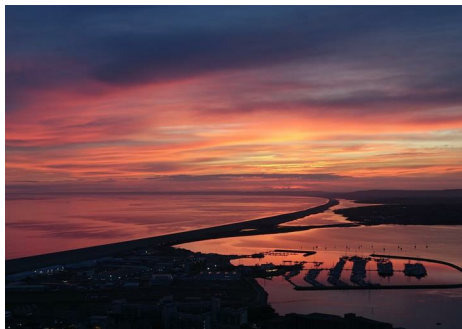


Instinct Guides You



## The Verne, Portland £625,000

- Breathtaking Panoramic Sea Views
- Substantial Grounds In Commanding Position
- Large Property - 203 Square Meters
- Unique & Versatile Accommodation
- Large Conservatory At Rear With Views Of Garden
- Generous Proportions Throughout
- Principal Bedroom With En-suite
- Large Garage & Driveway
- Four Bedrooms
- Three Layers Of Historic Tunnels



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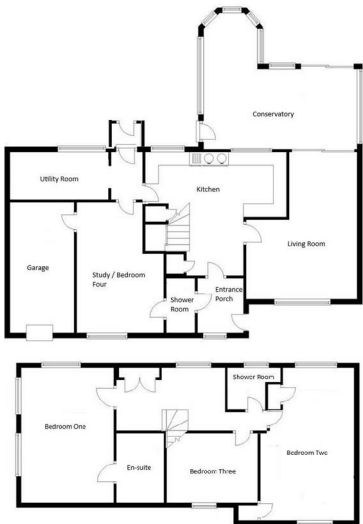


Offering breathtaking panoramic views of Weymouth Bay, Chesil Beach, and the Jurassic Coastline, this substantial property presents a rare opportunity to own a truly unique coastal home with an unparalleled vista, and layers of historic tunnels. The property features four double bedrooms, garage & ample parking set within generous grounds, making it a one-of-a-kind residence.



Room Dimensions

- Entrance Hall 7'7" x 7'1" (2.32 x 2.18)
- Living Room 21'6" max x 16'2" max ( 6.56 max x 4.95 max )
- Kitchen 17'10" max x 17'10" max (5.46 max x 5.46 max )
- Study / Bedroom Four 19'3" max x 8'8" max (5.87 max x 2.65 max )
- Ground Floor Shower Room 7'6" x 3'10" (2.29 x 1.19)
- Garage 18'2" x 9'3" (5.56 x 2.83)
- Conservatory 21'0" max x 22'11" (6.41 max x 7.01)
- Bedroom One 19'3" x 11'8" (5.87 x 3.57)
- Bedroom One En-suite 9'4" x 6'8" (2.87 x 2.04)
- Bedroom Two 20'11" x 12'9" max (6.38 x 3.91 max)
- Bedroom Three 12'6" x 7'11" (3.82 x 2.42)
- Shower Room 7'10" max x 6'5" (2.40 max x 1.96)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.