



Portland Court, Lyme Regis  
£675,000

FORTNAM  
SMITH & BANWELL



# Mirador

£675,000

**Detached Modern House ~  
Three Bedrooms ~ Prime  
Location Near Town ~ Superb  
Panoramic Sea Views ~  
Gardens and Roof Terrace ~  
Ample Parking and Garage**

## The Property

Mirador is newly modernised, contemporary home tucked away at the top of a quiet cul de sac in Portland Court with exceptional views of the sea and Jurassic coast. Newly built in 2019 the current owners have maintained and improved the property immensely.

The property accessed via bi folding doors into the kitchen/diner fitted with tiled flooring and a range of modern white units comprising base cupboards and drawers with matching wall cupboards. Work surface with inset sink and drainer. Skylight window. Integrated appliances include fridge/freezer, dishwasher, induction hob with ovens below and extractor above, washing machine and tumble dryer. The dining area looks out to the front garden.

Three bedrooms are found on the ground floor with the master and second bedroom benefitting from an ensuite shower room fitted with a white suite comprising: Shower cubicle.





WC. Wash hand basin. Heated towel rail and skylight window. All three bedrooms benefit from built in wardrobes and doors leading to the courtyard garden at the front of the property. A family bathroom completes the ground floor accommodation with shower cubicle, WC, wash hand basin, heated towel rail and vanity unit. The third bedroom has bespoke fitted oak bunk beds.

The first floor accommodation is accessed via stairs from the kitchen/diner and lead into the lounge with large skylight window, engineered oak flooring and sliding doors creating a light and airy space to enjoy the stunning views of the sea and coastline.

### Outside

The property is accessed via a gravel driveway with parking for multiple vehicles and a garage with electric found at the bottom. Access through a pedestrian gate leads to the front garden that continues with gravel for ease of maintenance and leads to a paved patio.

The roof terrace is one of the main features to the property enjoying panoramic views of sea and Jurassic coast. Gardens on either side of the property with one landscaped and the other lawned mean there is plenty of outside space.

### Material information & Tenure

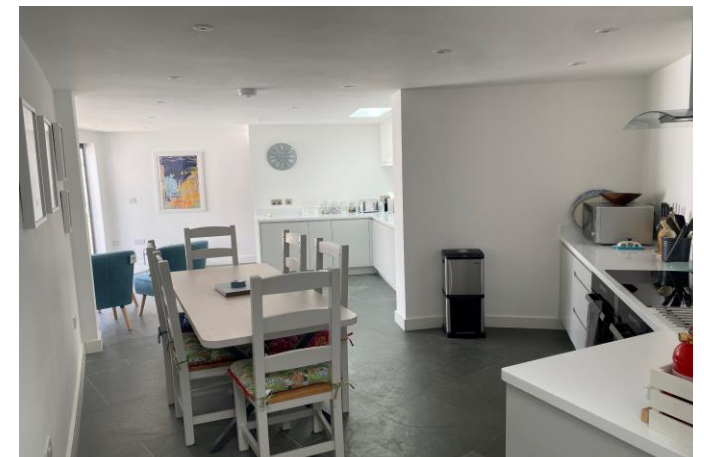
Local Authority: Dorset Council

Council Tax Band: F

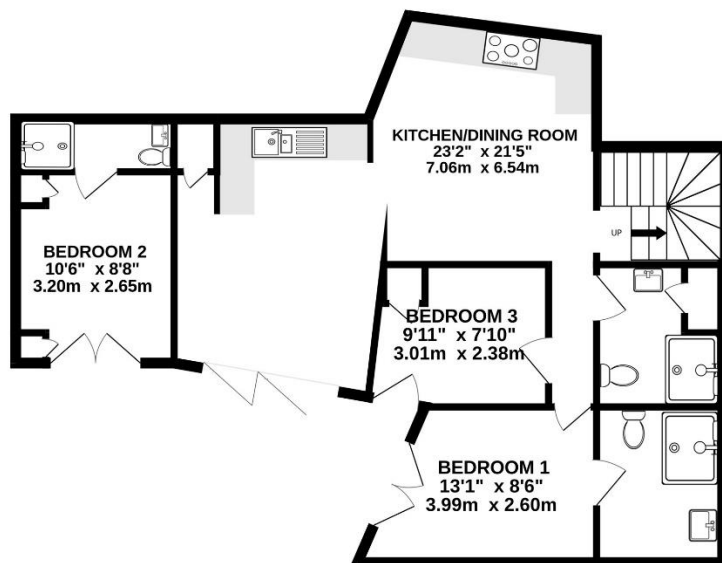
Tenure: Freehold

### Services

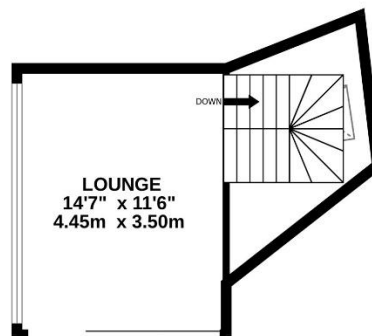
We are advised all mains services are connected.



GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



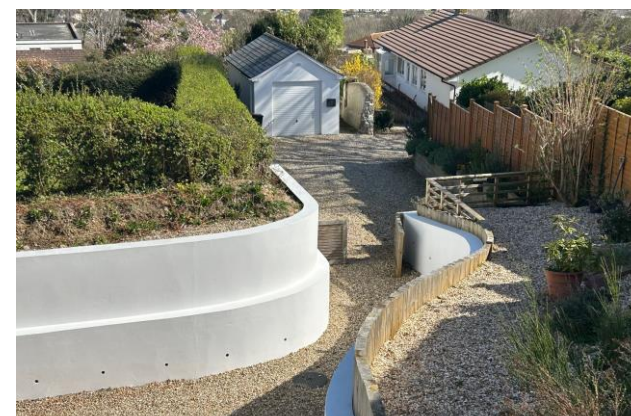
1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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