



## FEATURES

***Modern Semi-Detached House***

***Panoramic Sea & Coastal Views***

***Three Bedrooms***

***Principal Bedroom En-Suite***

***Downstairs WC***

***Energy Efficient Features***

***Rear Garden***

***Garage & Off Street Parking***



## SUMMARY

**A stunning semi-detached house enjoying amazing panoramic sea and coastal views, located in Pennsylvania Close, Portland. The flexible living accommodation is arranged over three floors and comprises; three bedrooms, spacious second floor lounge, large kitchen dining room, downstairs WC, en-suite and family bathrooms. Further benefits include energy efficient features, enclosed rear garden, garage and off street parking.**





## ACCOMMODATION

### Ground Floor

As you enter the home, you'll be greeted by a warm and inviting entrance hall leading to a spacious and modern kitchen dining room that is perfect for entertaining. The kitchen comes equipped with a range of integrated appliances, including a 4-ring hob, double oven, fridge freezer, dishwasher, and washing machine. The French doors in the kitchen open up to an enclosed garden, creating a seamless indoor-outdoor flow.

At the front of the building, there is a versatile room enjoying sea and coastal views. This room can be used as a third bedroom or as a second reception room. Also on the ground floor is a cloakroom with wash hand basin.

### First Floor

Moving up to the first floor, you'll find two further bedrooms. The principal bedroom truly steals the show. From this room, you can wake up every morning to breath-taking views over the coastline and out to the English Channel. This room also enjoys an en-suite shower room with wash hand basin and WC.

To the rear is the second bedroom and the family bathroom comprising bath with shower, wash hand basin and WC.

### Second Floor

The second floor of this property is a true highlight. It features a spacious lounge that has been cleverly designed to maximize the stunning views over the English Channel and the Jurassic Coast. With French doors and a Juliet balcony, you can soak in the beauty of the surroundings and enjoy the refreshing sea breeze right from the comfort of your own home.

**Kitchen Dining Room** 15' 7" x 14' 9" (4.75m x 4.49m)

**Bedroom 3 / Reception** 11' 6" x 10' 8" max reducing to 8'3"(3.50m x 3.25m)

**Cloakroom** 5' 0" x 3' 3" (1.52m x 0.99m)

**Principal Bedroom** 14' 10" x 10' 3" (4.52m x 3.12m)

**En-Suite** 5' 3" x 4' 9" (1.60m x 1.45m)

**Bedroom 2** 10' 6" x 7' 9" (3.20m x 2.36m)

**Family Bathroom** 6' 9" x 6' 7" (2.06m x 2.01m)

**Lounge** 22' 7" x 14' 8" (6.88m x 4.47m)

### Outside

The property enjoys a larger than average garden with artificial lawned and paved areas. There is a garage with light and power in an adjacent block, plus additional off-street parking to the front.

### Please Note

Properties on the Pennsylvania Heights development benefit from a number of energy efficient features including heat recovery systems and community biomass boilers.

### Service & Management Charges

The vendor informs us that the maintenance charge to Pennsylvania Heights Management Company is approximately £300 per annum, split into two six monthly payments and a service charge for the community biomass boiler is approximately £250 per annum.

### Council Tax Band

The Valuation Office Agency published assessment is band 'D'



## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

### Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

### Notes:



# FLOORPLAN



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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