



AUSTIN  
ESTATE AGENTS



## Harbour View Road

Portland

Dorset

DT5 1EP

Offers in Excess of £230,000

---

### SUMMARY

- Non Standard Construction
- Beautifully Presented Throughout
- Three Bedrooms
- Lounge & Dining Areas
- Contemporary Kitchen
- Family Bathroom, Ground Floor Shower Room & Ground Floor WC
- Gas Central Heating & Double Glazing
- Low Maintenance Gardens to the Front & Rear
- Close Proximity to Local Shops & Amenities in Fortuneswell
- Wonderful Sea Views





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge 10' 6" x 13' 3" (3.21m x 4.04m)

Dining Room 9' 10" x 9' 11" (2.99m x 3.03m)

Kitchen 8' 0" plus recess x 9' 3" (2.44m plus recess x 2.83m)

Side Passageway

Shower Room 4' 9" x 8' 11" (1.45m x 2.72m)

WC

### FIRST FLOOR

First Floor Landing

Bedroom One 10' 8" plus recess x 11' 2" (3.25m plus recess x 3.40m)

Bedroom Two 8' 5" x 11' 5" (2.57m x 3.47m)

Bedroom Three 7' 6" x 8' 8" (2.29m x 2.63m)

Bathroom 5' 3" x 6' 4" (1.60m x 1.94m)

### OUTSIDE

Front Garden

Rear Garden





## THE PROPERTY

We are delighted to present to the market this immaculately presented family home with wonderful sea views over Portland Harbour and Chesil Beach. The accommodation includes a lounge, dining room, modern kitchen, three bedrooms, ground floor shower room and family bathroom with double glazing and gas central heating. Outside the property benefits from low maintenance gardens to the front and rear.

From the entrance porch, access is gained into the hallway with stairs ascending to the first floor and doors to the lounge and kitchen. The lounge and dining areas enjoy a double glazed rear aspect window overlooking the garden and views beyond. Both areas are tastefully decorated with the dining area benefitting from fitted storage units and cupboard. The kitchen is contemporary in design with a range of eye level and base units, further enhanced by integral appliances including halogen hob, eye level oven and dishwasher. A door to the side leads to a passageway where the ground floor shower room and WC are found. Access to the front and rear gardens are gained from here.

The first floor landing hosts doors to the three bedrooms and family bathroom. Bedrooms one and two are both good sized doubles with rear aspect double glazed windows overlooking the surrounding area including the wonderful coastal views. The third bedroom is a spacious single room with a front aspect double glazed window. Completing the accommodation on this floor is the family bathroom with a modern suite comprising a panelled bath, vanity wash hand basin and WC.

To the outside of the property steps lead down to the front entrance porch. The garden area is laid to slate and shingle, giving a contemporary feel, in keeping with the decor of the house. The rear garden is another low maintenance area, predominately laid to shingle with two decked areas used as seating areas from which the beautiful elevated views can be enjoyed.

Harbour View Road is situated just a short stroll from the local shops in Fortuneswell. Access to Chesil Beach and local amenities are close by, including bus routes to surrounding areas. The wonderful facilities at the National Sailing Academy, Portland Harbour and Osprey Quay Marina are a short drive away.

For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

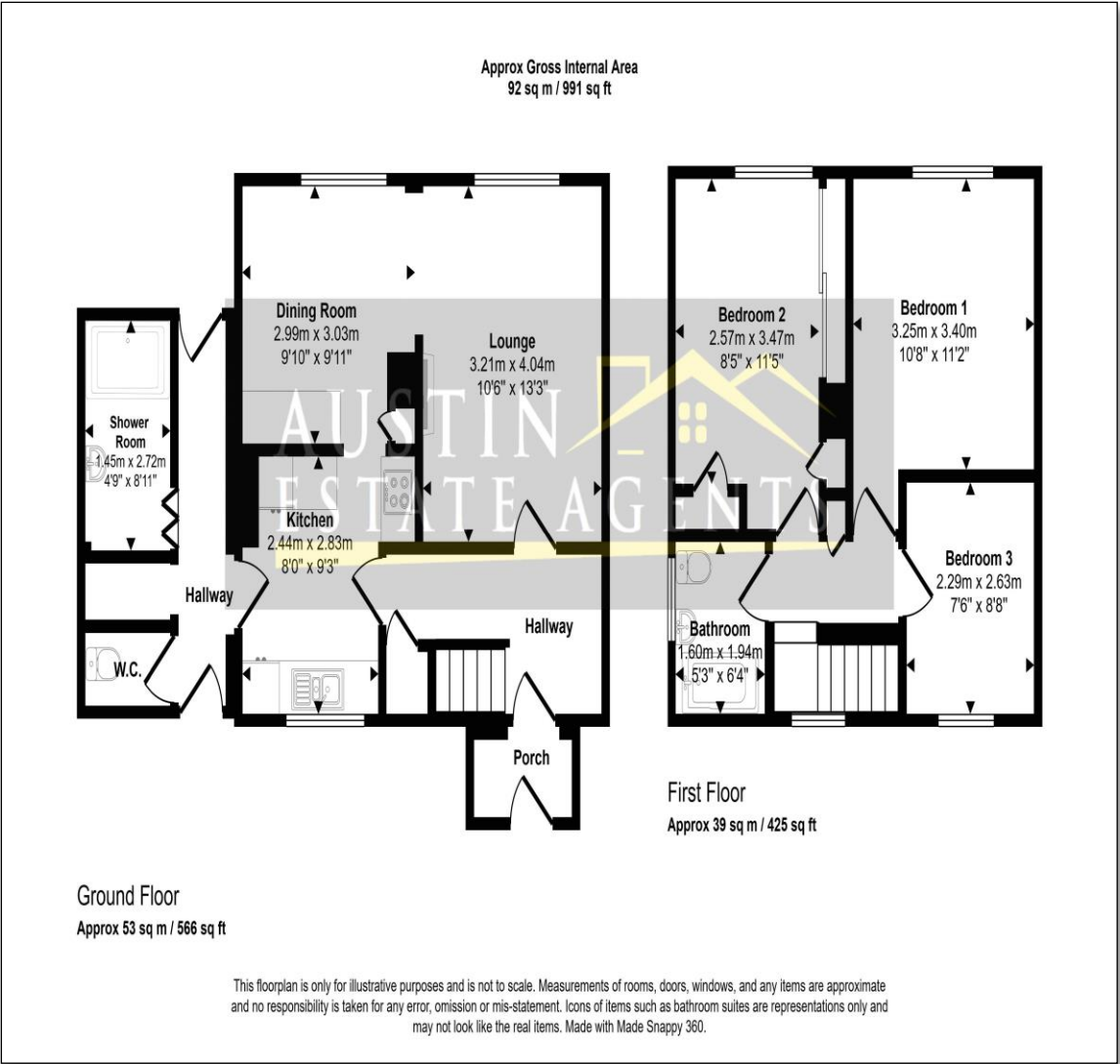




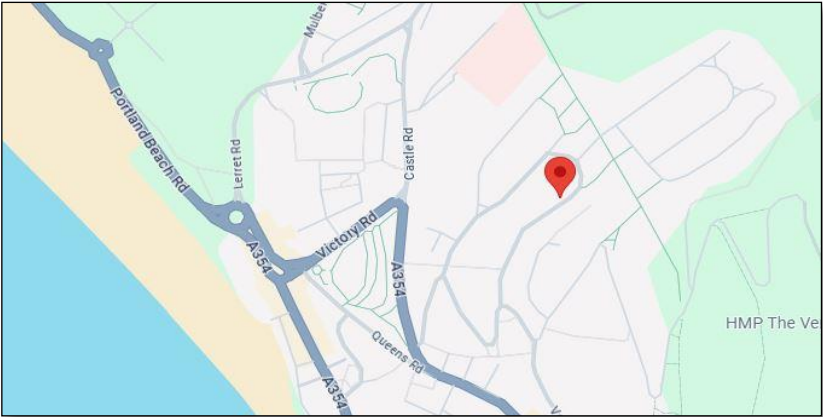




FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A      TENURE: Freehold

**Austin Estate Agents** 115 Dorchester Road, Weymouth, Dorset, DT4 7JY Phone: 01305 858470 www.austinpropertyservices.co.uk

**MONEY LAUNDERING REGULATIONS 2003**  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.