



Castle Road  
Portland | Dorset



# Castle Road, Portland, Dorset DT5 1AU



## Accommodation

This truly superb and spacious town house offers stunning far reaching open views towards Chesil beach, Portland Marina and harbour. A perfect base or permanent home for anyone wanting close proximity to the National Sailing Academy and Chesil beach. Entrance to the property is via a few steps on the ground floor and front door opening into the welcoming hallway. From here there is access to bedroom four, a double bedroom with front aspect window. The separate utility room offering space and plumbing for a washing machine and tumble dryer. Adjacent to the utility room is integral access to the large double garage. On the first floor, doors open to the following accommodation. The family friendly kitchen/diner, a lovely open space with a range of modern wall and base units, built-in appliances include; oven, grill, extractor fan, fridge/freezer and dishwasher. There is a breakfast bar area, generous space for a table and chairs along with patio doors opening to the garden - an ideal room for entertaining. There is also access to a hallway and a door giving access to Castle Road. Also on this level is bedroom three, which is a generous double bedroom and adjacent stylish bathroom.

On the second floor, there is access to bedroom two, another generous double bedroom and the sitting room. The sitting room is a lovely size with double aspect including a large window offering superb views toward Chesil beach and the sea beyond. The third floor and top floor is the principle master suite, including a dressing room, fully tiled en-suite with large shower and the master bedroom, a spacious stunning room with vaulted ceiling and private large balcony with panoramic open views over Chesil beach, out to sea and over Portland Marina & harbour beyond.



## Outside

The large double garage with electric up and over door, power and light, offers space for parking and storage, ideal for watersport equipment. There is also ample parking for several cars in front of the garage. Access to the low maintenance garden area, is from the patio doors and a further single door on the first floor, opening onto a private and spacious enclosed area perfect for enjoying the peaceful surrounding and views to the front aspect, there is plenty of space for garden furniture. There is also the private large balcony accessed from the master bedroom with panoramic views.

- No Forward Chain
- Impressive Modern Townhouse
- Four Double Bedrooms
- Perfectly Positioned for The National Sailing Academy
- Large Double Garage Providing Storage for Water Sports Equipment
- Ample Parking for Several Cars

## Location

This iconic development was built to house the sailing teams during the 2012 Olympics and is wonderfully set within close proximity to the beach with a choice of cafes, tea rooms or public houses including Quiddles Café located directly on the beach front. Nearby is the National Sailing Academy (venue for 2012 Olympic sailing events) and the stylish Portland Marina with café and bar. There is a selection of both pebbled and sandy small cove beaches in the area ideal for sailing and water sports, including Portland Harbour which is a favoured spot for windsurfers. In Fortuneswell you will find a selection of well-serviced shop along with an excellent bus route connecting you to Weymouth.

## Directions

From our office in Hope Square turn left and follow the road, exit Hope Square and turn right continuing along Rodwell Avenue. At the set of traffic lights, turn left and follow the signposts to Portland, once you reach Portland, stay on the A354 and you will soon begin to drive uphill. Just as the road bends sharply round to the right, take the left hand fork into Castle Road. The property can be found a little way along and accessed off Sidon Mews.

## Rating Authority

Dorset (Weymouth & Portland) Council. Currently on Business Rates.

## Services

Gas central heating. Mains electric & drainage.

## Viewing Arrangements

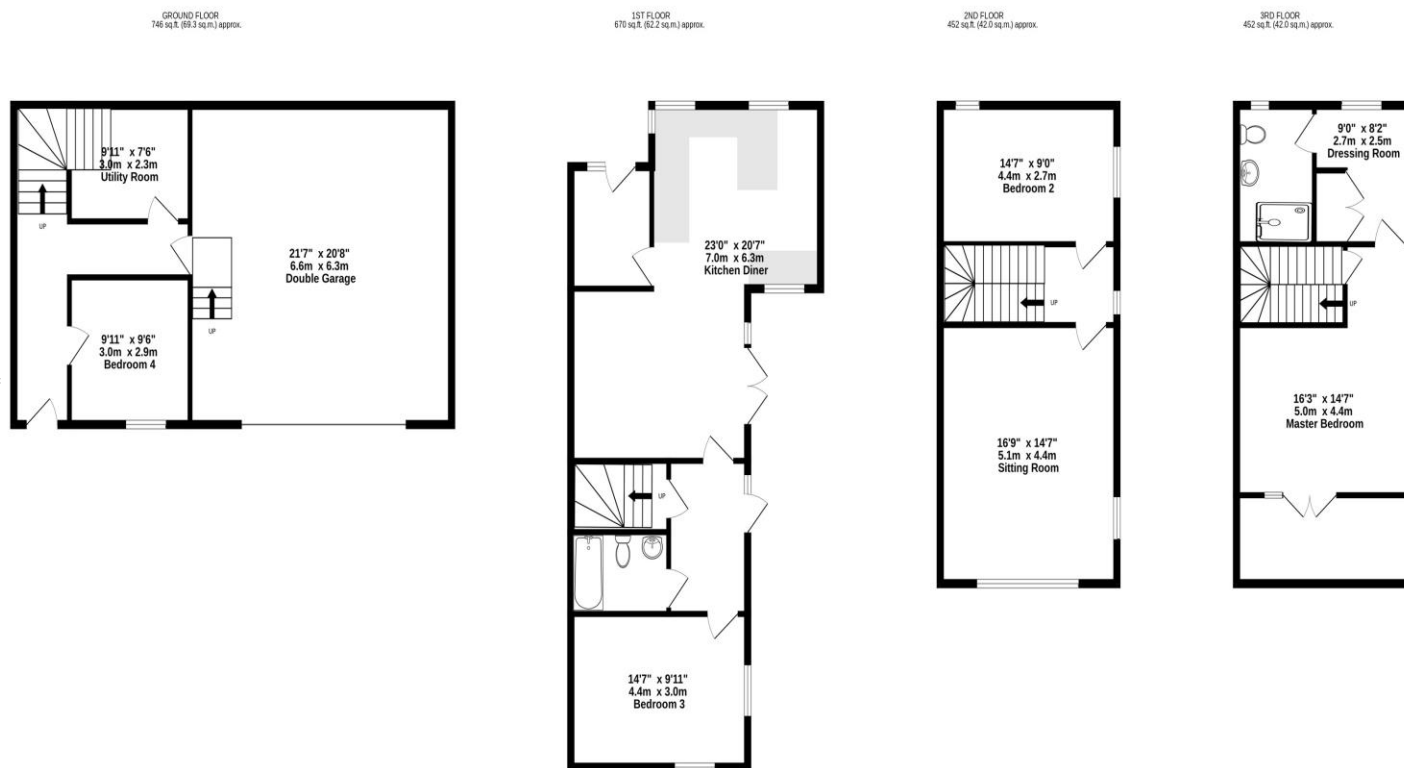
Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email [info@avenuesalesandlettings.co.uk](mailto:info@avenuesalesandlettings.co.uk)

Energy Efficiency Rating		Current	Potential
100-91	A		
81-69	B		85
69-55	C	77	
55-49	D		
49-41	E		
41-35	F		
35-35	G		

EU Directive 2002/91/EC  
England & Wales  
naoia.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



TOTAL FLOOR AREA : 2319 sq.ft. (215.4 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.  
Made with Metropix ©2024