



1, Sidon Mews



1, Sidon Mews

, Portland, Dorset DT5 1FG

Fortuneswell 0.5 mile. Easton 1.2 miles. Weymouth 5 miles.

A very impressive linked detached contemporary house enjoying stunning far-reaching sea and coastal views.

- Superb contemporary house
- Stunning sea and coastal views
- 4-5 Bedrooms, 3 Bathrooms (2 en-suite)
- Landscaped garden and balcony
- Few minutes' walk of Portland Harbour/ Marina
- Generous 2,400sqft
- Upgraded specification
- Featured on Escape to the Country
- Double garage
- Freehold. Council Tax Band F

Guide Price £695,000

THE PROPERTY

1 Sidon Mews is a very impressive and well appointed linked detached contemporary house, very well located on the edge of the landmark Officer Fields Development, enjoying stunning far-reaching sea and coastal views over Chesil Beach, Portland Marina, Portland Harbour, Weymouth Bay and along the Jurassic Coast.

The development was built to house the sailing teams during the 2012 Olympics and subsequently sold as private housing by the developers, Zero C.

The house is 1 of 2 of the largest houses on the development and occupies a choice site with the very best views. Under the current ownership since new in 2013, considerable time, effort and money was spent upgrading the specification to create a very well appointed and outstanding home. It is of timber framed construction, rendered externally, under a slate roof and designed with high energy values.



Double oven, electric induction hob, integrated dishwasher, integrated fridge and freezer, attractive bathroom/shower room fittings (in particular, quality en-suite shower room to ground floor and quality bath/shower room to lower ground floor), security alarm system and rainwater harvesting system from the many impressive features include gas-fired central heating with supplementary wood pellet boiler system, traditional timber sealed unit windows, upgraded quality kitchen with Quartz style worktops and comprehensive built-in appliances.

The very well presented accommodation is both extensive and versatile, extending to a generous net floor area of around 2,400sqft and arranged over the four floors, taking full advantage of its fabulous coastal aspect. There is potential to create an annexe/letting unit ideal perhaps for Airbnb on the lower ground floor.

THE ACCOMMODATION

The accommodation extends to:

Ground floor - Reception hall, cloakroom, large open plan kitchen/dining/living room, 4th bedroom with en-suite shower room.

Lower ground floor – Hall, bedroom 2, study/bedroom 5, bathroom/shower room.

First floor - Landing, sitting room with large picture window and access to large roof balcony/terrace, bedroom 3.

Second floor - Landing, principal bedroom suite – bedroom with vaulted ceiling and access to balcony, dressing room with built-in wardrobes and en-suite shower room.

OUTSIDE

There is the benefit of a driveway and additional parking with large attached double garage with utility area and remote control door.

To the rear is an attractive south facing and private landscaped garden with rear pedestrian gate.

SITUATION

Occupying a choice position on the sought after Officer's Field development. It is within only a few minutes' walk of Portland Harbour, the marina and National Sailing Academy, with its attractive esplanade. Also nearby is Fortuneswell, Osprey Quay Leisure Centre with its excellent swimming pool and sports facilities plus Victoria Gardens with tennis courts and bowling green. Chesil Beach and the Jurassic coastline is within just some five minutes' walk.

The coastal resort of Weymouth is within easy reach and there are regular bus services operating from the island. Weymouth provides a whole range of facilities plus mainline rail services to London Waterloo.

SERVICES

All mains services. Gas-fired central heating and wood pellet boiler system.

VIEWINGS

Strictly by appointment with Stags Bridport.

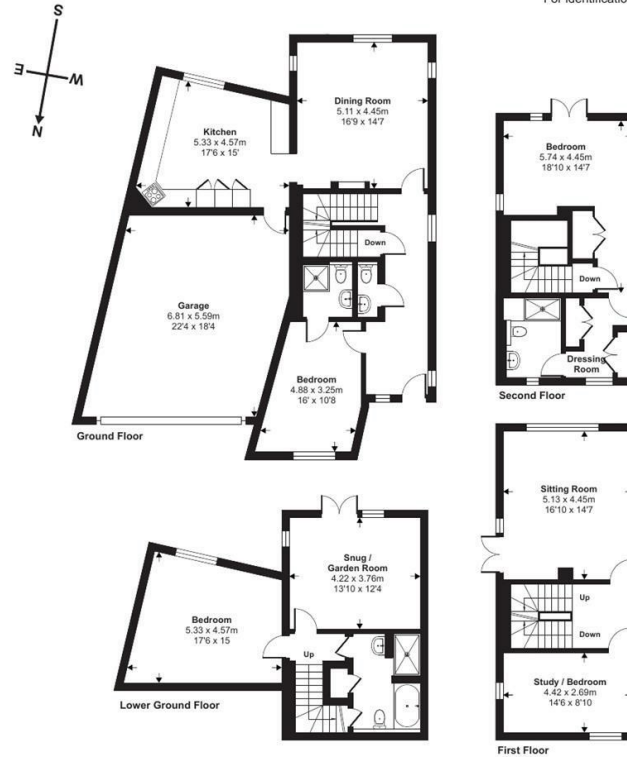
DIRECTIONS

Proceed across Ferry Bridge and along the causeway to Portland. At the third roundabout take the 1st exit onto Victoria Grove and 1st left onto Castle Road. Then take the 1st left into Sidon Mews and the property is seen directly in front.



Approximate Area = 2778 sq ft / 258.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Stags. REF: 1081959

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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