



8 Brymers Avenue, Portland

£210,000 Freehold

Introducing a well presented three bedroom, terraced family home boasting a westerly aspect garden, cloakroom and open plan living space, situated superbly in the heart of Fortuneswell on the picturesque Isle of Portland. The property has a W.C on each floor for added convenience and is just minutes to Chesil Beach where you can soak in the Jurassic coast. In close proximity to shops, bus routes and local amenities such as public houses, restaurants and Weymouth Sailing Academy is just a short drive away.







Entering the property a porch leads into the main hallway where on your right you access the open plan living space. The sitting room features a stone built fireplace and flows into the dining area, a great space for entertaining friends and family. Moving through in the middle of the property is the kitchen which offers a range of fitted cabinets, ample work surface and integrated oven with four ring gas hob and extractor over and dishwasher. Access to the rear garden is made from here. As you leave the kitchen towards the rear on your left is small utility space with plumbing for a washing machine and additional storage and work surface. Rounding of the ground floor is a separate W.C and the bathroom which comprises a bath with shower over and wash hand basin. Ascending to the first floor there are three bedrooms. Bedroom one is located at the front and is a generous double benefitting from built in wardrobes. Bedroom two is in the middle and has a rear aspect window overlooking the garden and two alcoves, ideal for creating further storage. Bedroom three is a single room. Rising to the top floor is the loft room, currently set up as a home office which offers views across the rooftops towards the bay.

The private enclosed courtyard garden enjoys a westerly aspect where you can enjoy the evening sunshine and benefits from rear access.

- Westerly Aspect Courtyard Garden
- Open Plan Living Area
- Loft Room
- Minutes To Beach
- Cloakroom
- Local Amenities Nearby
- Close To Shops
- Bus Routes Close By
- Three Bedrooms
- Isle Of Portland



Fortuneswell is a village in Underhill on the Isle of Portland. It lies on steeply sloping land on the northern edge of the island, where Chesil Beach connects the island to the mainland. Fortuneswell has a main shopping street, free to use car park and along with Easton, is the main hub of the island's activities. As with the rest of Portland's settlements, Fortuneswell has been designated as a conservation area

Sitting Room/Diner

22' 3" x 9' 8" (6.79m x 2.94m)

Max Measurements

Kitchen

9' 11" x 8' 3" (3.02m x 2.51m)

Max Measurements

Bedroom One

12' 6" x 10' 11" (3.80m x 3.32m)

Plus Wardrobes

Bedroom Two

11' 0" x 9' 8" (3.35m x 2.95m)

Max Measurements

Bedroom Three

10' 0" x 5' 6" (3.05m x 1.68m)

Loft Room

13' 11" x 10' 11" (4.24m x 3.32m)

Max Measurements and some height restrictions

Bathroom

7' 0" x 4' 7" (2.13m x 1.40m)



Approx Gross Internal Area
102 sq m / 1103 sq ft




Ground Floor
Approx 48 sq m / 521 sq ft

Denotes head height below 1.5m

First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Council Tax band: B – Tenure: Freehold