



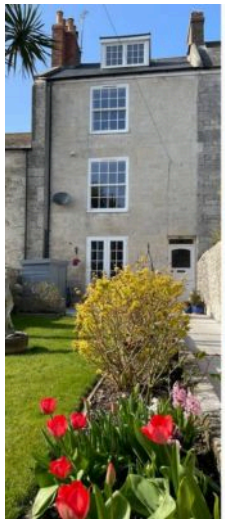
## 4 Spring Gardens, Portland

£525,000 Freehold

This exquisite four-story, four-bedroom house has breathtaking views over Chesil Beach. Built in the 1850s with Portland Stone, this exceptional home offers an unparalleled standard of living in one of the island's most desirable locations. Each well-proportioned room of the house has been thoughtfully designed and impeccably maintained. The property blends timeless elegance and contemporary style.











There are two delightful reception rooms, a stylish modern kitchen, a utility room and a cloakroom. Two bedrooms have en-suite bathrooms—one with a Japanese sitting bath. From the first floor, there is access to a private roof terrace—an idyllic space for relaxation and watching the sunset. The crowning jewel of this remarkable home is the top floor, with one of the most captivating vistas on the island. This room is flooded with natural light and is currently used as an inspiring retreat workspace, but it could also become a spectacular living space or bedroom. Additionally, there is off-road parking for two cars. The meticulous attention to detail throughout this stunning home presents a rare opportunity to experience luxury coastal living at its finest. This beautiful home captivates you from the moment you arrive with its landscaped front garden and vibrant flower borders. The traditional hallway, with some original features, has a marble floor with underfloor heating. The hallway leads to a charming sitting room, with French doors opening onto the front garden. There is a parquet floor and a feature fireplace with a log burner. Adjacent to the sitting room is an elegant, spacious dining room, ideal for entertaining. The window from the dining room looks out into the white-washed, cobbled courtyard. On the ground floor, there is also a well-appointed utility space with a boiler, hot water tank and plumbing for a washing machine and tumble dryer. A small cloakroom with W.C. and a handbasin leads off from the utility room. The kitchen is a contemporary Shaker design with a quartz work surface. It includes high-specification integrated appliances—a fridge freezer, dishwasher, oven with induction hob, and extractor fan and built in filter tap. There is also a contemporary larder cupboard. Back in the hallway, underneath the staircase, a

- Stunning Panoramic Views From Top Floor
- Immaculately Presented
- Two En-suites & Main Bathroom
- Utility Area & Cloakroom
- Roof Terrace
- Off Road Parking
- Two Receptions
- Front & Rear Gardens
- Desirable Location
- Modern Kitchen





#### **Sitting Room**

13' 4" x 13' 1" (4.07m x 3.98m) Plus Alcoves

#### **Dining Room**

13' 6" x 10' 11" (4.11m x 3.33m) Plus Alcoves

#### **Utility Area**

14' 11" x 4' 6" (4.55m x 1.36m)

#### **Cloakroom**

#### **Kitchen**

12' 5" x 9' 5" (3.79m x 2.87m)

#### **Bedroom One**

15' 5" x 10' 0" (4.69m x 3.04m) Plus Recess & Storage

#### **Bedroom One En-Suite**

9' 2" x 4' 8" (2.79m x 1.42m)

#### **Bedroom Two**

13' 5" x 10' 4" (4.10m x 3.15m) Plus Alcoves

#### **Bedroom Two Ensuite**

9' 4" x 5' 4" (2.84m x 1.63m) Plus Shower Area

#### **Bedroom Three**

24' 4" x 15' 9" (7.42m x 4.81m) Max Width and Length - Some Height Restriction

#### **Bedroom Four**

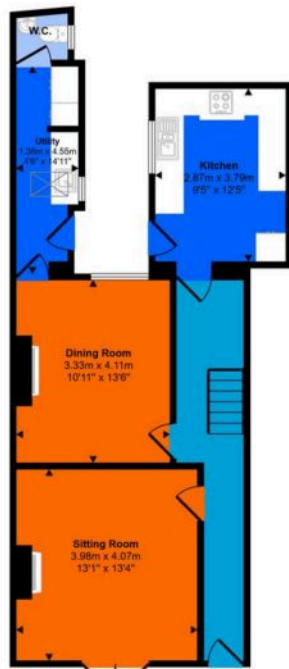
13' 7" x 10' 2" (4.14m x 3.11m) Plus Alcoves

#### **Main Bathroom**

6' 3" x 5' 8" (1.90m x 1.72m)



Approx Gross Internal Area  
182 sq m / 1958 sq ft

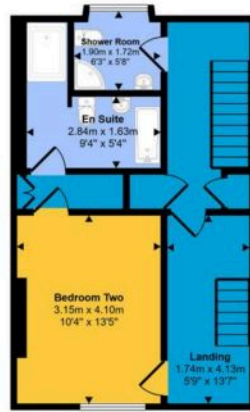


Ground Floor  
Approx 61 sq m / 661 sq ft

Denotes head height below 1.5m



First Floor  
Approx 43 sq m / 460 sq ft



Second Floor  
Approx 42 sq m / 453 sq ft



Third Floor  
Approx 36 sq m / 384 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+) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
	67	82
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	52	58
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Council Tax band: C – Tenure: Freehold