



## 46 Mallams, Portland

£250,000 Freehold

Welcome to this beautifully presented three-bedroom character cottage, offering breathtaking sea views from a private balcony and the added benefit of off-road parking. Situated in the sought-after area of Mallams on the picturesque Isle of Portland, this delightful home is offered with no onward chain. Spanning three floors, the property combines period charm with modern comfort and is currently operating as a highly successful holiday let—a fantastic investment opportunity or idyllic coastal retreat. Located just moments from local shops, cafes, and public houses, and only a 3-minute drive to Portland Marina, where you can enjoy a range of water sports and seaside activities. Inside, the cottage exudes warmth and character, while outside, the balcony offers a perfect spot to unwind and soak in the panoramic coastal scenery.





Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- › Stunning Sea Views
- › Private Balcony
- › Minutes To Chesil Beach
- › Off Road Parking
- › No Onward Chain
- › Private Enclosed Rear Garden
- › Beautifully Presented
- › Established Location
- › Successful Holiday Let
- › Local Amenities Nearby





**Sitting Room/Diner**

22' 3" x 13' 0" (6.78m x 3.95m)

22'2" x 12'11" - Max Measurements

**Kitchen**

11' 5" x 6' 10" (3.49m x 2.09m)

11'5" x 6'10"

**Bedroom One**

16' 4" x 13' 0" (4.99m x 3.96m)

16'4" x 12'11" - Max Measurements

**Bedroom Two**

13' 0" x 11' 5" (3.95m x 3.47m)

12'11" x 11'4"

**Bedroom Three**

10' 6" x 7' 5" (3.21m x 2.27m)

10'6" x 7'5"

**Balcony**

7' 10" x 6' 0" (2.40m x 1.83m)

7'10" x 6'0"

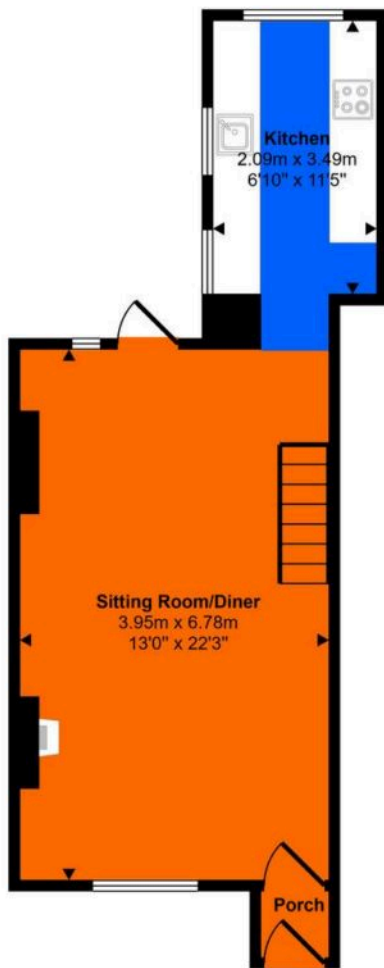
**Bathroom**

10' 11" x 7' 4" (3.34m x 2.23m)


10'11" x 7'3" - Max Measurements



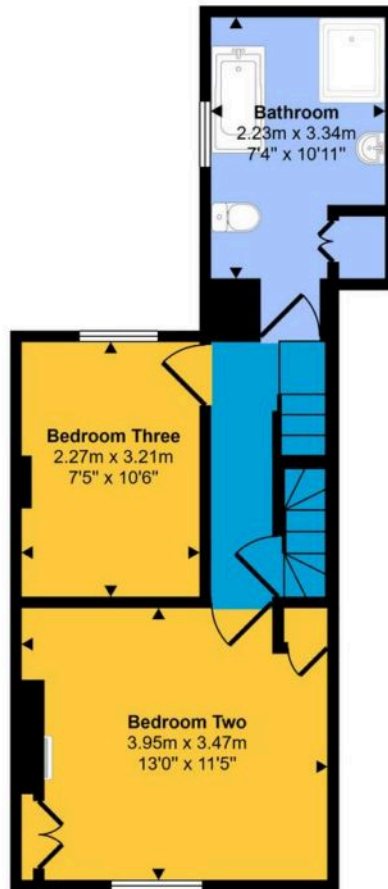
Approx Gross Internal Area  
91 sq m / 980 sq ft



Ground Floor  
Approx 36 sq m / 387 sq ft

 Denotes head height below 1.5m

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.



First Floor  
Approx 36 sq m / 383 sq ft



Second Floor  
Approx 19 sq m / 209 sq ft

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