



72 Chiswell, Portland

£400,000 Freehold

A beautifully presented four-bedroom detached home set over three floors, ideally located just a stone's throw from the breathtaking Chesil Beach on the Isle of Portland. This spacious property offers two reception rooms, a bright conservatory, a modern kitchen, two bathrooms and a convenient downstairs WC, making it an ideal choice for family living or those seeking the epitome of life by the sea. The home also boasts a garage and off-road parking, providing both practicality and comfort. Solar panels offering energy saving costs. With well-presented interiors throughout and generous accommodation, this property is perfectly placed close to local amenities and bus routes, offering an enviable blend of convenience and coastal charm.







A welcoming porch leads into the property where the sitting room sits to the front, featuring a large bay window that floods the space with natural light. To the rear is the dining room, a versatile space ideal for entertaining or family gatherings, with direct access into the conservatory which provides an additional bright and airy living area. The modern fitted kitchen is finished with soft-closing units, built-in appliances and ample work surfaces, while a convenient cloakroom with WC and vanity wash hand basin is located at the rear. From both the kitchen and conservatory, doors open out to the garden, creating a seamless connection to the outdoor space. On the first floor, there are three bedrooms and a family bathroom. The principal bedroom is positioned at the front and enjoys a large bay window and generous proportions, while a second good-sized double overlooks the rear garden. The fourth bedroom, situated at the front, makes an ideal child's room or home office. The family bathroom is immaculately presented and fitted with a double shower cubicle, vanity wash hand basin, WC and heated towel rail. The second floor is home to the third bedroom, a spacious double with its own ensuite shower room and access to additional storage. Externally, the property offers a generous tiered rear garden, beautifully presented as a private oasis with a large storage shed. A single garage, complete with power and lighting, provides further practical storage solutions, while off-road parking is available both at the front of the property and in front of the garage.

- Garage
- Off Road Parking
- Two Bathrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Cloakroom
- Conservatory
- Stones Throw To Beach
- Very Well Presented
- Solar Panels



COCO
PROPERTY

Sitting Room

14' 11" x 12' 6" (4.54m x 3.82m) Into Bay

Dining Room

12' 4" x 11' 1" (3.76m x 3.39m)

Kitchen

8' 11" x 7' 10" (2.73m x 2.38m)

Conservatory

10' 0" x 5' 11" (3.06m x 1.81m)

Bedroom One

15' 2" x 12' 4" (4.63m x 3.77m) Into Bay

Bedroom Two

12' 7" x 11' 7" (3.84m x 3.52m)

Bedroom Three

12' 3" x 11' 10" (3.73m x 3.60m) Some Height Restrictions

Bedroom Four

10' 4" x 6' 7" (3.15m x 2.00m) Into Bay

Bathroom

7' 10" x 5' 4" (2.38m x 1.62m)

Ensuite Bedroom Three

6' 2" x 4' 11" (1.87m x 1.49m)



COCO
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Approx Gross Internal Area
141 sq m / 1519 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
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	56	78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

Council Tax band: C Tenure: Freehold