



Instinct Guides You



## Westcliff Road, Portland, DT5 2HP £280,000

- Garage and Parking
- Corner Plot Garden
- Two Double Bedrooms
- Separate Utility Room
- Well Presented Throughout
- Large Conservatory
- Close Proximity to Amenities
- Cliffside Walks Nearby



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd  
15 Westham Rd.  
DT4 8NS

T 01305 775500  
E sales@wilsontominey.co.uk  
W www.wilsontominey.co.uk



WITH GARAGE, A well-presented bungalow and corner plot garden, enjoying enviable proximity to a range of amenities and nearby walks encompassing Portland's distinct cliffs. The home enjoys a large southerly conservatory and a separate utility room.

The property boasts a well-appointed kitchen with an array of units and space for appliances - a separate utility is conveniently positioned adjacent that acts as additional storage and subtle side entrance.

The hub of the home is the spacious lounge, enjoying a bright dual aspect, is found to the rear and has ample space for furnishings, flowing seamlessly into the large, south-facing conservatory. The conservatory is superbly proportioned spanning the majority of the rear of the home, enabling flexibility and additional accommodation. In addition, the home boasts two double bedrooms that both enjoy ample room for furnishings. The bathroom adjacent comprises a shower over, wash hand basin and w.c tied together with contemporary tiling.

Externally, the home enjoys a large wrap-around garden finished to an attractive low maintenance standard offering a level, of convenient access around the property. A large patio offers a superb space to entertain and enjoy the sun which currently hosts a large shed. Uniquely the property also has a large garage to the side with electric roller down and power outlets.

**Lounge 15'7" x 9'10" (4.75 x 3.0)**

**Kitchen 8'8" x 7'6" (2.65 x 2.3)**

**Conservatory 25'7" x 7'7" (7.81 x 2.33)**

**Utility Room 9'2" x 4'7" (2.8 x 1.41)**

**Bedroom One 11'6" x 10'5" (3.51 x 3.2)**

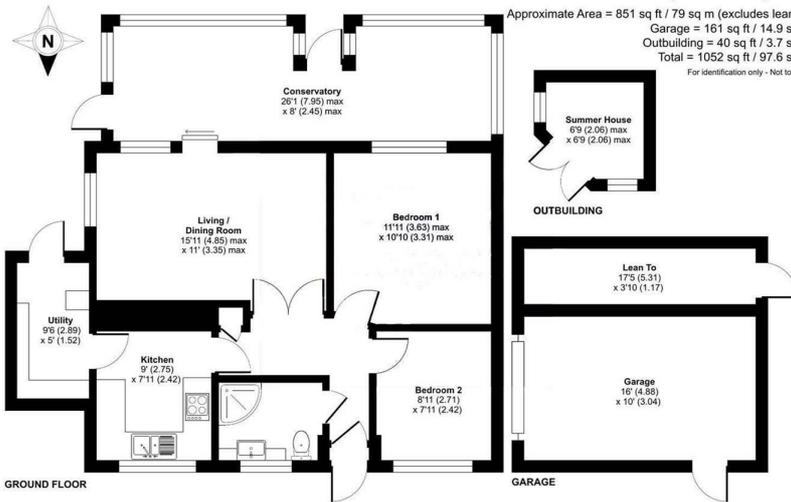
**Bedroom Two 8'6" x 7'6" (2.6 x 2.3)**





**Westcliff Road, Portland, DT5**

Approximate Area = 851 sq ft / 79 sq m (excludes lean to)  
 Garage = 161 sq ft / 14.9 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1052 sq ft / 97.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©ricshcom 2025.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>88</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	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>88</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	
EU Directive 2002/91/EC	