



Instinct Guides You



Castle Road, Portland, DT5 1AU Offers In Excess Of £425,000

- Panoramic Sea and Beach Views
- Four Spacious Bedrooms
- Large Front and Rear Gardens
- Third Reception, Study
- Garage
- Prime Elevated Coastal Position
- Two Generous Reception Rooms
- Views of Horizon to the West
- Walking Distance to Chesil Cove
- Close to Coastal Walks and the Marina



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



A charming four-bedroom residence situated in a commanding elevated position enjoying a ringside view of the sea and coastline. Located opposite Victoria Gardens and having generous grounds, offering commanding panoramic views over Chesil Beach and Portland's maritime, this home presents a rare opportunity for a prominent home.

Approached via a pathway, this substantial home is set back and elevated from the road, offering excellent privacy. The expansive gardens include the side, providing a sense of space, with mature borders, lawns, and scope to landscape further. The Westerly front aspect means many rooms take advantage of the views.

Internally, the accommodation is well proportioned. Upon entering the home, you are welcomed into a wide hallway connecting each of the primary rooms, three spacious reception rooms, a kitchen breakfast room and four generous bedrooms offering flexible use. .

The main sitting room occupies a front-facing position, with a large window maximising the natural light and framing the coastal outlook. The adjacent sitting room offers similar views, making it an ideal space for entertaining or relaxing with family. The kitchen breakfast room enjoys views over the rear garden and is large enough to reconfigure or modernise to suit modern tastes.

Rising to the first floor are four well proportioned bedrooms and the family bathroom. Bedroom one has a superb position offering fantastic views over the surrounding coastline. Bedrooms two and three are further double rooms with bedroom four being a generous single. A family bathroom and separate W/C complete the accommodation.

The theme of superb views continue with the rear garden which rises to off road parking and a single garage. It offers a beautiful blank canvas to suit the owners needs. Brilliantly located the property is within walking distance of Portland Castle, Chesil Cove home to popular pubs and eateries.

Livingroom One 12'10" x 10'11" (3.92 x 3.33)

Dining Room 12'10" x 11'10" (3.93 x 3.62)

Kitchen 12'10" x 10'9" (3.92 x 3.28)

Study 8'7" x 8'3" (2.62 x 2.53)

Cloakroom 5'4" x 4'8" (1.64 x 1.44)

Bedroom One 16'0" x 10'10" (4.89 x 3.32)

Bedroom Two 12'10" x 8'3" (3.93 x 2.52)

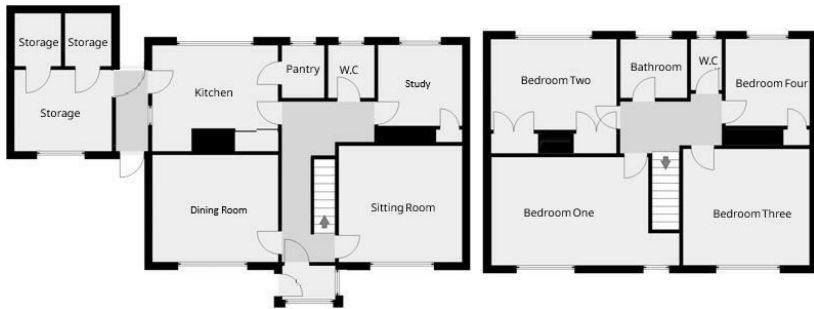
Bedroom Three 12'11" x 11'10" (3.94 x 3.63)

Bedroom Four 8'7" x 8'3" (2.62 x 2.52)

Bathroom 6'9" x 5'11" (2.08 x 1.82)

W.C 5'2" x 3'1" (1.58 x 0.96)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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 & Wales		EU Directive 2002/91/EC	