

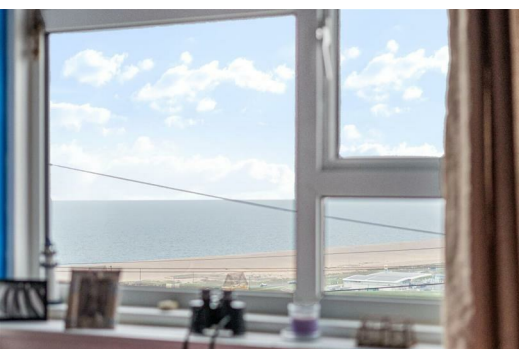


Instinct Guides You



## Harbour View Road, Portland, Dorset DT5 1EP Offers In Excess Of £190,000

- Stunning Sea Views
- Generous Southerly Garden
- Three Bedrooms
- Two Reception Rooms
- Contemporary Kitchen
- Near Chesil Beach
- Downstairs Shower Room
- Coastal Living



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Situated within the heart of Fortuneswell is this three bedroom, two bathroom home with STRIKING SEA VIEWS across Chesil Vista and Portland Marina. The property enjoys a generous southerly garden and separate cloakroom whilst located just moments from some of Portland's staple vibrancy, charm and coastal living.

A green space fronts the home, setting the entrance back. Inside, a spacious lounge enjoys the first of the elegant sea views - Ample floorspace flows seamlessly to the dining room, amplifying light and space. A stylish kitchen lies conveniently adjacent with a range of units and storage.alongside ample preparation space. Additionally, an outhouse provides a downstairs shower room, doubling up downstairs toilet. The ground floor is completed by a separate utility.

The first floor hosts all three bedrooms. Bedrooms One and Two enjoy excellent proportions with Bedroom One enjoying enviable views across Portland's infamous Chesil beach. Bedroom Three enjoys similar views as a single room or potential study; A family bathroom completes the floor.

Outside, a generous rear garden enjoys the sun via a southerly aspect as well as benefitting from side access. Hand crafted portland stone extends the patio area with established gardens and steps to the sun trap.

**Porch**

**Living Room 14'0" x 11'3" (4.27m x 3.44m)**

**Dining Room 10'4" x 10'1" max (3.15m x 3.09m max)**

**Kitchen 10'1" max x 9'10" max (3.08m max x 3.02m max)**

**Utility 8'11" x 4'11" (2.73m x 1.51m)**

**Downstairs Shower Room**

**Bedroom One 13'6" max x 12'7" max (4.13m max x 3.85m max)**

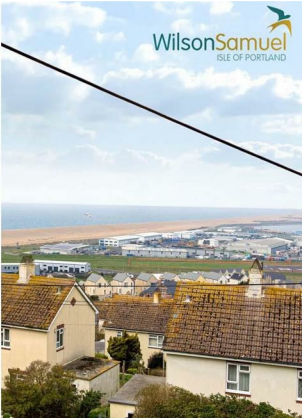
**Bedroom Two 8'11" x 7'10" (2.74m x 2.39m)**

**Bedroom Three 13'6" x 8'9" (4.12m x 2.68m)**

**Family Bathroom**







Harbour View Road, Portland, DT5

Approximate Area = 914 sq ft / 84.9 sq m  
Outbuilding = 65 sq ft / 6 sq m  
Total = 979 sq ft / 90.9 sq m  
For identification only - Not to scale



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			
England & 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 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 <sub>2</sub> emissions			
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