



**New Road**  
Portland, DT5 1LE

 3  1  1  E

**Asking Price**  
**£325,000 Freehold**



## New Road

Portland, DT5 1LE

- Stunning Direct Sea Views Out To Chesil Beach
- Ideal Detached Family Home
- Offered For Sale With No Onward Chain
- Versatile Accommodation Throughout
- Three Double Bedrooms
- Additional Loft Room
- Large Open Plan Reception/Kitchen
- Sizeable Mature Rear Garden
- Charm & Character Features
- Viewings Highly Advised





An IMPOSING THREE DOUBLE BEDROOM detached family home, enviably positioned to enjoy breathtaking, UNINTERRUPTED DIRECT SEA VIEWS across the iconic Chesil Beach. This exceptional property combines generous accommodation with a truly spectacular coastal outlook, creating a rare opportunity for those seeking space, privacy and scenery in equal measure. Offered for sale with NO ONWARD CHAIN, the home is ideally suited as a permanent residence or a prestigious coastal retreat.



Offered for sale with no onward chain, this exceptional three bedroom detached family home enjoys breathtaking, uninterrupted views across Chesil Beach, providing a truly enviable coastal lifestyle. Arranged over four well-proportioned floors, the property combines flexible living space.

The lower ground floor features a generous cellar, ideal for storage, hobbies, or further potential subject to relevant consents.

The ground floor is the heart of the home, offering a superb open-plan living, dining and kitchen space designed to make the most of the remarkable setting. Two large French doors open onto a Juliet balcony, allowing natural light to flood in while framing the stunning sea views — the perfect spot to relax or entertain while enjoying the ever-changing coastal scenery.

To the first floor are three bedrooms, with bedrooms one and two being excellent-sized doubles, both benefitting from glorious sea views. Bedroom three offers a versatile space suitable as a bedroom, home office or nursery. The family bathroom is also conveniently located on this level.

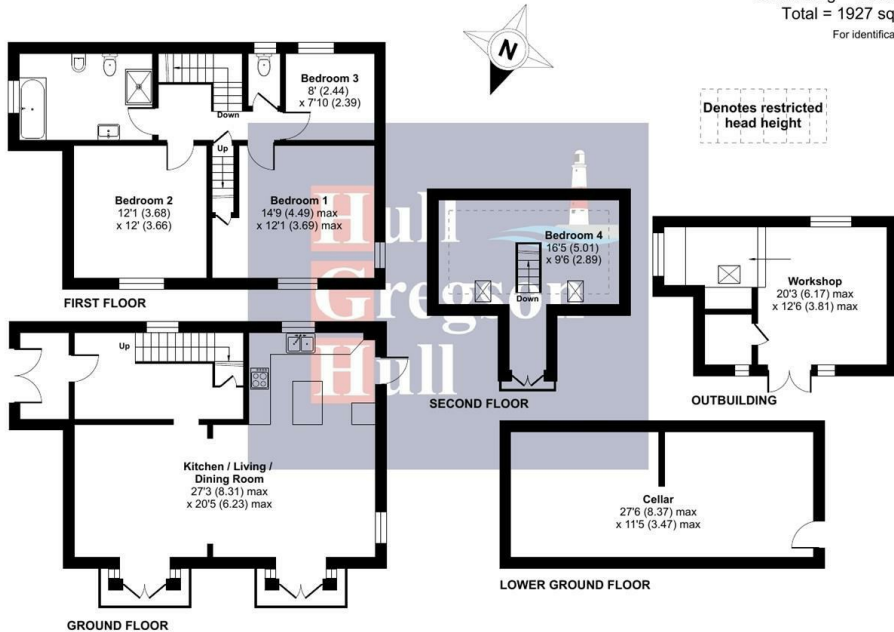
Completing the accommodation is the second floor loft room, providing a flexible additional space ideal for a home office, playroom, guest area or creative studio.

The rear garden is a family-friendly space, thoughtfully arranged with a combination of lawn, established plants and shrubs. A decked seating area provides the perfect spot to relax and take in the beautiful views, while a workshop offers excellent additional storage.



## New Road, Portland, DT5

Approximate Area = 1658 sq ft / 154 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Outbuilding = 226 sq ft / 20.9 sq m  
 Total = 1927 sq ft / 178.8 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). © rixhcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1408940

### Kitchen/Living/Dining Room

27'3" max x 20'5" max (8.31m max x 6.22m max)

### Bedroom One

14'9" max x 12'1" max (4.50m max x 3.68m max)

### Bedroom Two

12'1" x 12' (3.68m x 3.66m)

### Bedroom Three

8' x 7'10" (2.44m x 2.39m)

### Loft Room

16'5" x 9'6" (5.00m x 2.90m)

### Cellar

27'6" max x 11'5" max (8.38m max x 3.48m max)

### Workshop

20'3" max x 12'6" max (6.17m max x 3.81m max)

### Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached

Property construction: Standard

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Current Energy Efficiency Rating: 47  
 Potential Energy Efficiency Rating: 67

