



Spring Gardens

Portland, DT5 1JG

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**Offers In Excess Of
 £240,000 Freehold**



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Spring Gardens

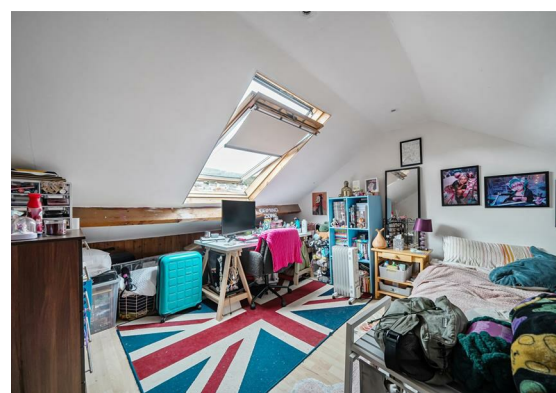
Portland, DT5 1JG

- Three-storey, Bay Fronted Period Property
- Modern, Neutral Kitchen with Solid Wood Counter Tops
- Oozing Character Features to Include Fireplaces, Ornate Detailing & High Ceilings
- Sizeable, Beautifully Presented Family Bathroom with Large Shower Cubicle
- Utility Room with Garden Access
- Downstairs WC
- Moments from Chesil Beach
- Additional External Store Room, also accessed from WC
- Convenient Location Close to Shops, Schools, and Coastal Walks
- Wonderful Kerb Appeal





Nestled in the ever-popular Spring Gardens, this STRIKING COASTAL RESIDENCE home offers an abundance of character, flexible living space, and stunning period features throughout. Spanning three floors and measuring approximately 1,322 sq. ft., this delightful property perfectly combines classic charm with MODERN & STYLISH details.



Boasting a TREMENDOUS AMOUNT OF CURB APPEAL this home offers TWO DOUBLE BEDROOMS plus a LOFT ROOM, modern KITCHEN and FAMILY BATHROOM.

Step through the front door into a welcoming hallway that sets the tone for this elegant home. To the left, you'll



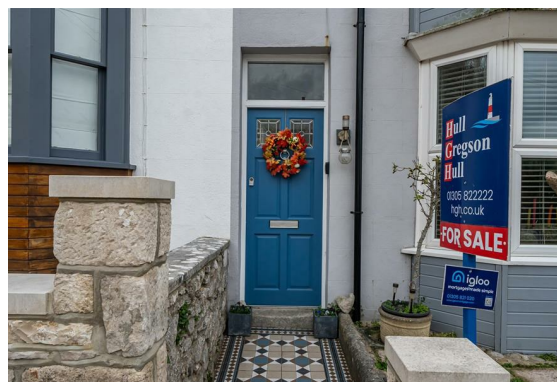
find a bright and spacious open plan sitting room with a feature bay window, flooding the room with natural light - the ideal space for relaxing or entertaining. To the rear is a formal dining room mirrors the sitting room's Georgian proportions, providing the perfect setting for family meals or dinner parties.

At the rear, the modern fitted kitchen is well-equipped with worktop space and storage, complemented by a utility area and a convenient ground-floor cloakroom. Beyond, a useful store room provides extra space for household essentials or outdoor gear.

The first-floor landing leads to two generous double bedrooms. The principal bedroom enjoys a bay window and ample space for furniture, while Bedroom two offers flexibility as a guest room, home office, or nursery. A spacious family bathroom completes this level, featuring a bath and separate shower for added convenience.

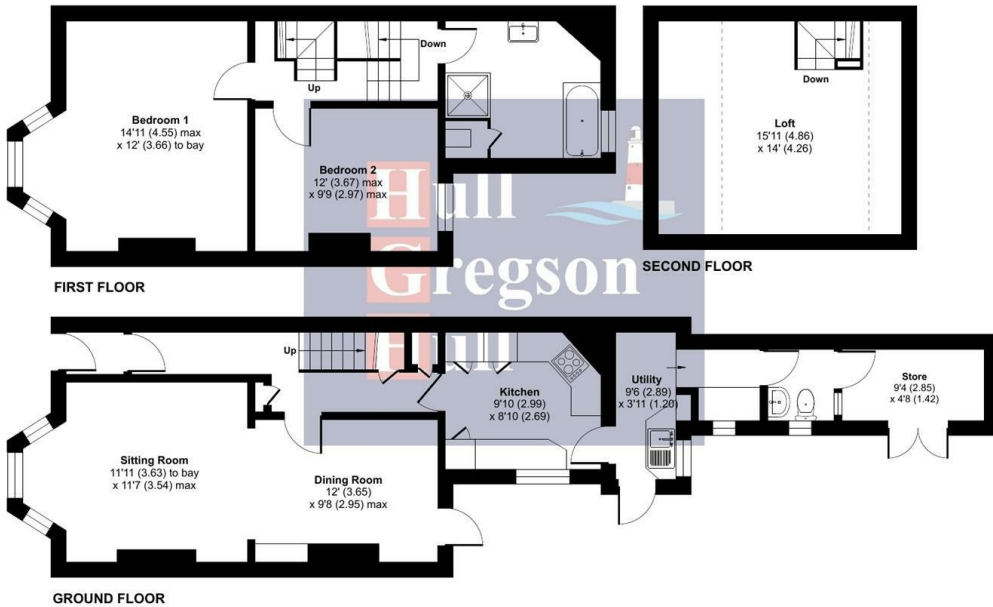
The top floor hosts a charming loft conversion, currently used as a bedroom but not to building regulations, this would benefit for use as a creative or office space. With generous proportions and a cosy, private feel, it offers a peaceful retreat with views across Portland's rooftops.

To the rear, the property benefits from a low-maintenance courtyard garden, ideal for morning coffee or evening relaxation.



Spring Gardens, Portland, DT5

Approximate Area = 1234 sq ft / 114.6 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Total = 1322 sq ft / 122.7 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 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1374172

Sitting Room
 11'11 x 11'7 (3.63m x 3.53m)

Dinning Room
 12' x 9'8 (3.66m x 2.95m)

Kitchen
 9'10 x 8'10 (3.00m x 2.69m)

Utility
 9'6 x 3'11 (2.90m x 1.19m)

Store
 9'4 x 4'8 (2.84m x 1.42m)

Bedroom One
 14'1 x 12 (4.29m x 3.66m)

Bedroom Two
 12 x 9'9 (3.66m x 2.97m)

Loft
 15'1 x 14 (4.60m x 4.27m)

Additional information

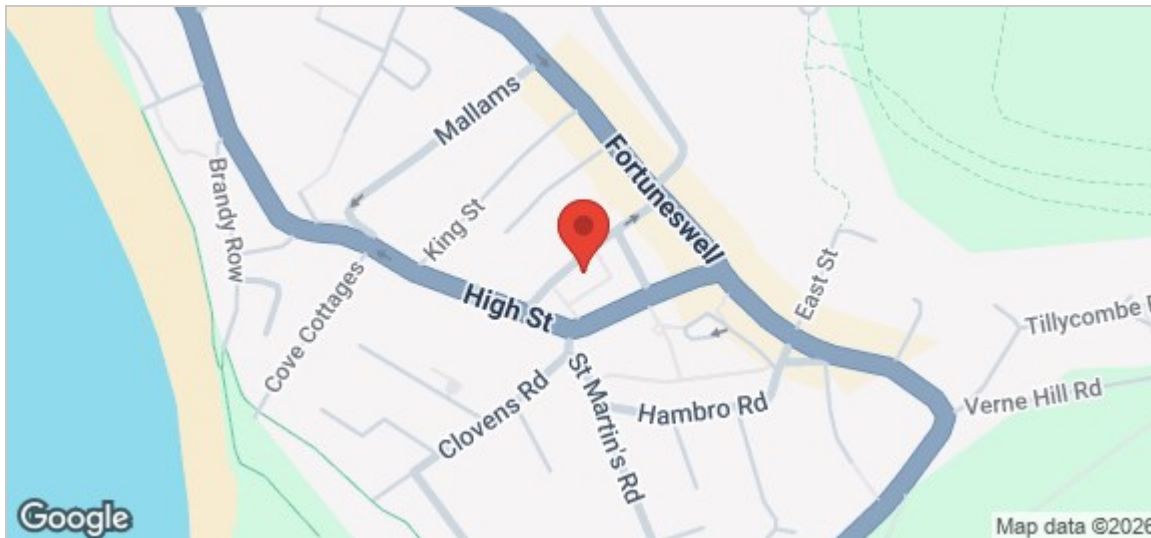
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Mid Terraced
 Property construction: Standard
 Mains Electricity
 Mains Water & Sewage: Supplied by Wessex Water
 Heating Type: Gas

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



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			
		59	70
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	