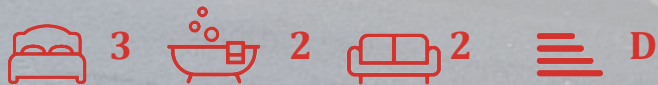




**Fortuneswell**

Portland, DT5 1LX



**£240,000 Freehold**





# Fortuneswell

Portland, DT5 1LX

- Grade II Listed Character Home
- No Onward Chain
- Well Presented Throughout
- Basement Room
- Sea Views
- 10 Minute Approximate Walk To Chesil Beach
- Amenities And Transport Links Nearby
- Spacious Accommodation
- Fitted Kitchen
- Two Bathrooms







**\*\*NO ONWARD CHAIN\*\***

This THREE DOUBLE BEDROOM, GRADE II LISTED semi-detached CHARACTER HOME situated in the heart of FORTUNESWELL is presented for sale. This WELL PRESENTED property comprises a spacious LIVING ROOM/DINING ROOM and MODERN FITTED KITCHEN to the ground floor, BASEMENT ROOM with shower room to the lower ground floor and all bedrooms and family bathroom to the first floor.

Stepping into this property, you enter into an entrance hallway which gives access to first floor via stairs, and

doorway leads into the ground floor accommodation.

The ground floor comprises a front aspect living room/dining room with triple fronted sash windows and good decoration throughout. The windows to front allow for plenty of natural light to flood the room and spill through to the modern fitted kitchen which is positioned to the rear of the property. Inside the kitchen there is a range of wall and base level units with a fitted oven, hob and extractor fan. there is also space for multiple free standing appliances.

Stairs lead down from the kitchen to the basement room which is currently being utilised as a second sitting room/snug. The room is of a good size and allows room for a multitude of furniture. Completing the basement level is a shower room with WC and wash hand basin. A rear door leads out to an external store for storage.

The first floor of the property is where bedrooms one, two, three and the family bathroom are located. The main bedroom is positioned to the front of the home and enjoys dual aspect sash windows. Bedroom two is also positioned to the front aspect of the home and is of a good size. The third bedroom is generous double positioned to the rear of the property.

There is an additional loft space which is accessed via the third bedroom with pull down ladder, there are windows to the front and rear of this space offering some sea views.

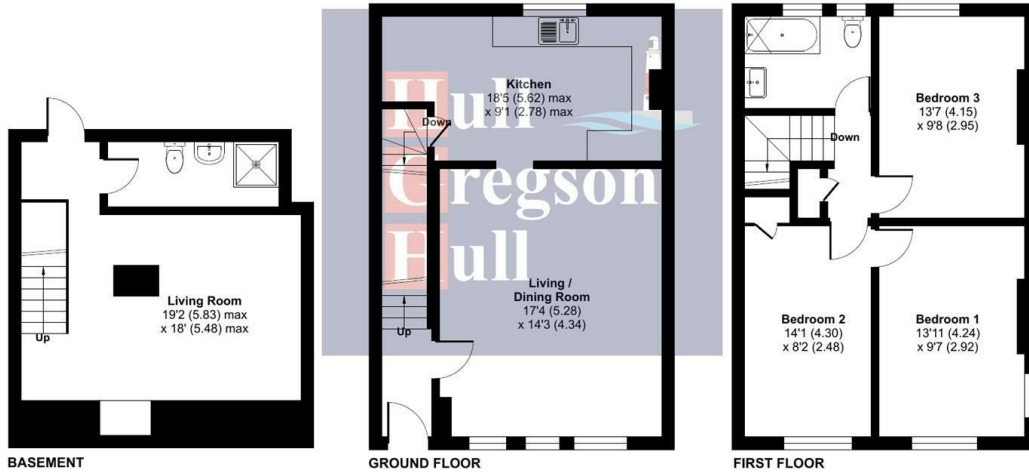




## Fortuneswell, Portland, DT5

Approximate Area = 1310 sq ft / 121.7 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). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1258879

### Living Room/Dining Room

17'3" x 14'2" (5.28m x 4.34m)

### Kitchen

18'5" x 9'1" (5.62m x 2.78m)

### Basement Room

19'1" x 17'11" (5.83m x 5.48m)

### Shower Room

### Bedroom One

13'10" x 9'6" (4.24m x 2.92m)

### Bedroom Two

14'1" x 8'1" (4.30m x 2.48m)

### Bedroom Three

13'7" x 9'8" (4.15m x 2.95m)

### Family Bathroom

### 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 Terrace

Property construction: Standard / Grade II Listed

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central

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. 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
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		
England & Wales	EU Directive 2002/91/EC	

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