



## Harbour View Road

, Portland DT5 1EP

- Three bedroom semi detached home
- Spacious plot with wrap-around garden and outbuilding
- Excellent renovation opportunity
- Viewings highly recommended
- Excellent sea views across Chesil Beach
- Non Standard Construction - Cash Buyers Only
- Nearby amenities and coastal walks
- Well proportioned throughout

**£175,000 Freehold**





### Hallway

6'2" x 13'1"

porch with UPVC double glazed door leads to inner hall with openings into lounge and kitchen, stairs to first floor

### Lounge

14'0" x 11'5"

Front aspect reception room with views over Portland Harbour.

### Dining

10'3" x 9'11"

Rear aspect dining room with window overlooking raised, tiered back garden. Range of base level units for storage with counter top over. opening into lounge and kitchen

### Kitchen

8'5" x 10'0"

Rear aspect kitchen with a range of eye and base level units. space for white goods. UPVC window overlooking rear garden and door into storage area / back garden



### Landing

First floor landing with side aspect window and doors to all rooms

### Bedroom One

12'8" x 12'11"

Front aspect double bedroom with UPVC window overlooking Portland Harbour and Chesil Beach. built in storage

### Bedroom Two

7'10" x 9'0"

Rear aspect double bedroom with window overlooking tiered rear garden.

### Bedroom Three

13'7" x 8'8"

large single room with window overlooking portland harbour

### Bathroom

6'8" x 5'7"

modern rear aspect bathroom with obscured window. suite comprises P shaped panel enclosed bath, pedestal wash basin and low level WC. mostly tiled

### Wrap around Garden

Garden accessed via low level iron gate, front and side laid to lawn with decking area provides beautiful views over Portland harbour, continues onto rear garden which is tiered and again mostly laid to lawn.

### Disclaimer

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### Savilles

This property is a corporate sale, please ask us for a copy of "What to expect from a corporate Sale" document, some features found below:

28 day exchange required

Property sold as seen

limited maintenance documents available

Service Charge of £20-£150 per year unless otherwise stated inc Freehold

Application for external works required

Leaseholds will be new 125 year lease on completion.



Local Authority  
Council Tax Band **A**  
EPC Rating **C**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency is given.  
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**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
sales@directmoves.com  
<https://directmoves.com/>

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