



## Chiswell , Portland DT5 1AP

- A short stroll to the picturesque Chesil Beach
  - Three double bedrooms
  - Sea views
- Immaculate, fully equipped bathroom
- Courtyard garden with outbuilding
- Modernised throughout while maintaining character
  - Exciting opportunity for costal living
  - Chiswell, Portland
  - Bursting with charm throughout

**Offers Over £290,000 Freehold**







### Property Entrance

Entry through a double-glazed UPVC door into...

### Porch

Front-aspect porch with tiled flooring, obscured double-glazed window, exposed Portland stone wall, and wooden glass-panelled door into...

### Living Room

17'0" x 16'8"

A spacious and inviting front-aspect room with two double-glazed windows, exposed Portland stone chimney stack with log burner, under-stairs storage cupboard housing meters, ceiling beams, power points, radiator, and wooden support pillar.

### Kitchen

9'10" x 8'6"

Side-aspect kitchen with internal single-glazed window to sunroom. Fitted with base units, integrated gas oven and hob, stainless steel sink with drainer and mixer taps, wall-mounted combination boiler, space for under-counter fridge, ceiling spotlights, partial wall tiling, radiator and an archway into...



### Dining Room

8'10" x 8'6"

Side-aspect dining space with stone floor tiles, single-glazed window looking onto courtyard, exposed Portland stone wall, radiator and double-glazed skylight, flooding the space with natural light.

### Sun Room

6'10" x 6'6"

Rear aspect room with a floor-to-ceiling double-glazed window, an internal single-glazed window into kitchen, wall lighting, space and plumbing for white goods as well as a double-glazed door opening onto...

### Courtyard

Concrete-laid courtyard offering a private outdoor area with wooden door providing access into...

### Courtyard Outbuilding

5'6" x 5'6"

A practical outbuilding that offers a great storage space.

### First Floor Landing

Timber panelled walls, exposed Portland stone, ceiling beams, ceiling lighting, access to a storage cupboard, stairs to second floor and doors into...

### Bedroom Two

13'5" x 9'2"

Front-aspect double bedroom with double-glazed window, attractive wood panelled walls, ceiling beams, wall light, radiator, and power points.

### Bedroom Three

12'5" x 7'6"

A front-aspect double room with wood panelling on walls, wall lighting, exposed Portland stone feature wall, radiator, under-stair storage access, and double-glazed window.

### Bathroom

9'6" x 8'10"

Immaculately presented rear-aspect bathroom featuring a walk-in corner shower with both handheld and rainfall heads, freestanding bathtub with handheld stainless shower, hand wash basin with mixer tap, low-level WC, backlit mirror with shaving point, ceiling lighting, double-glazed window, and exposed Portland stone detail.

### Bedroom One

17'0" x 16'4"

Generously proportioned front-aspect bedroom with sea views via a double-glazed, diamond-ledged dormer window looking over Chesil beach and the esplanade. Features include; exposed Portland stone wall, wall lights, radiator, power points, loft access via hatch, and stairs down to the first floor landing.

### NB

The property, built around 1800, benefits from a recently installed roof, offering both historic charm and modern reliability.

### Disclaimer

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Local Authority  
Council Tax Band B  
EPC Rating D



PORTLAND

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