


## Clements Lane

**Portland, DT5 1AS**

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**Asking Price**
**£230,000 Freehold**

Hull Gregson Hull

## Clements Lane

Portland, DT5 1AS

- Charming Two Bedroom Cottage
- Modern Fitted Kitchen
- Courtyard to the Rear of the Property.
- Two Double Bedrooms
- Stylish First Floor Shower Room
- Portand Stone Features Throughout
- Ideal Investment or First Time Buy
- Close to Local Transport Links
- Chesil Beach on Your Doorstep
- Viewings Highly Advised

















Situated on Clements Lane in Portland, this delightful and CHARACTERFUL home offers a wonderful opportunity to embrace coastal living, with local AMENITIES CONVENIENTLY CLOSE at hand. ARRANGED OVER THREE FLOORS, this TWO BEDROOM PROPERTY combines charm and individuality with stylish, modern touches throughout.



The ground floor welcomes you with a cosy and inviting living room, offering a lovely space to relax and unwind by the fire. The separate kitchen is both modern and charming, providing a practical yet characterful space for everyday cooking and dining, with a contemporary feel that complements the property's unique personality.

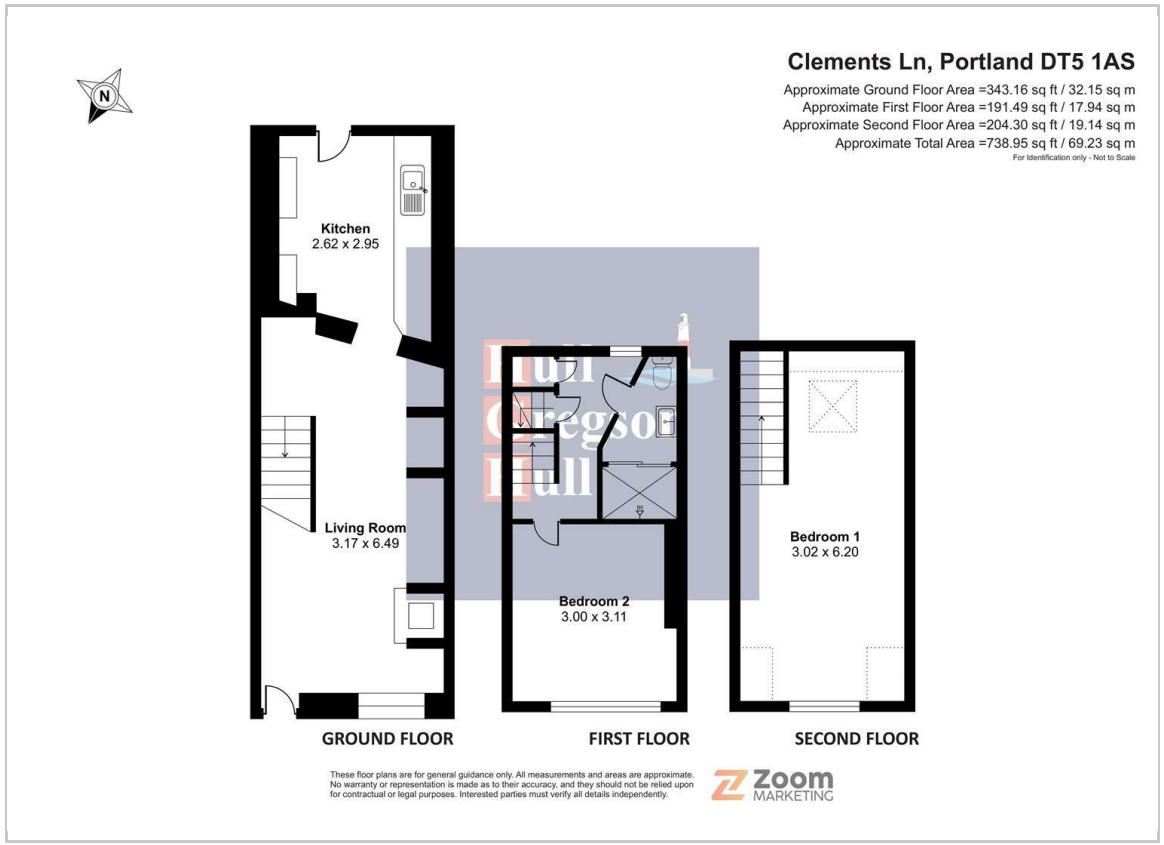
The first floor features a well-proportioned double bedroom alongside a stylish shower room, finished to create a contemporary and appealing space. A further double bedroom occupies the second floor, offering generous proportions and a versatile arrangement suitable for couples, small families or visiting guests.

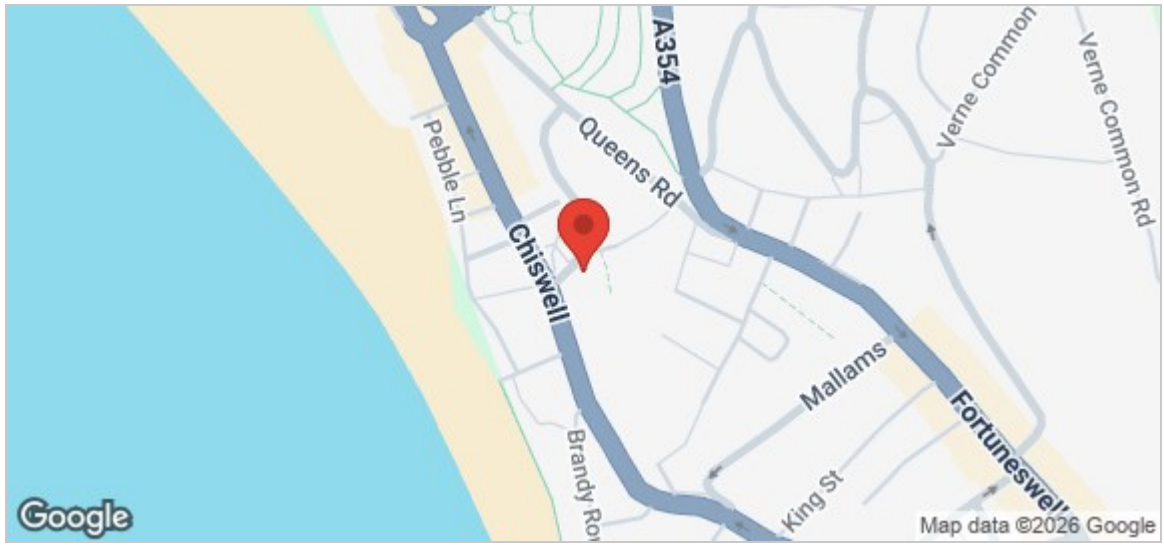
Full of charm and character, the property has a distinctive layout that sets it apart from more conventional homes. Its three-storey design makes excellent use of the available space, while the combination of a modern kitchen, stylish shower room and two genuine double bedrooms adds to its overall appeal.



The coastal location is a particular highlight, with Portland's beautiful shoreline and distinctive seaside surroundings within easy reach. Local shops and everyday amenities are also close by, making this an appealing choice for those seeking the convenience of a well-connected location alongside the relaxed atmosphere of life by the sea.

Whether you are looking for a charming permanent home, a coastal bolthole or a property with potential as a holiday retreat, this appealing home offers a lovely blend of character, comfort and coastal charm.




## Living Room
10'4" x 21'3" (3.17 x 6.49)

## Kitchen
8'7" x 9'8" (2.62 x 2.95)

## Bedroom 2
9'10" x 10'2" (3.00 x 3.11)

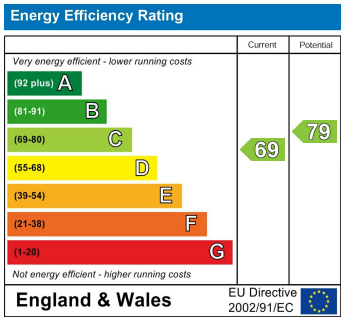
## Bedroom 1
9'10" x 20'4" (3.02 x 6.20)

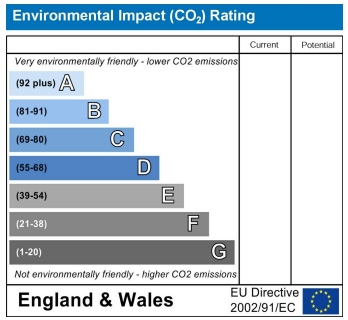
## Shower Room

## Additional Information (Paragraph)
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: Terraced
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/

## Disclaimer (Paragraph)
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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.




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