



## 41 Officers Field, Portland

£495,000 Freehold

We are proud to present to market this stunning four double bedroom family home boasting a southerly aspect garden, balcony & sea views, superbly situated in the Olympic village at the base of the picturesque Isle of Portland!

Offered with no onward chain, this fantastic property brings the perfect blend of space style and convenience, being just moments from the beach and a short stroll to bus routes which service into the neighbouring, vibrant town of Weymouth and further! This beautiful property is currently being run as a very successful holiday let business over the last several years and can be an excellent asset to its new owners! Enquire to find out more!





**COCO**  
PROPERTY



**COCO**  
PROPERTY



**COCO**  
PROPERTY



**COCO**  
PROPERTY



**COCO**  
PROPERTY



Entering the property a welcoming hallway provides a cloakroom, access to the ground floor and stairs rising to the upper floors. The open plan living is a generous space allowing family and guests to congregate and socialise without feeling cramped, with access to the garden via French style doors creating a bright and airy feel throughout. The kitchen offers a range of eye level and base units, ample work surface and integrated, modern appliances. Ascending to the first floor you have two double bedrooms, one and three, and a bathroom. Bedroom one is spacious with plenty of room for a range of traditional furniture and enjoys views over the garden and towards Chesil beach, while bedroom three is a generous double enjoying views towards the Marina. The bathroom is styled to a modern, contemporary finish comprising of a bath with shower over, wash hand basin and W.C. Rising further to the top floor you have bedrooms two and four along with the second bathroom. Bedroom two is also a great size double with access to an En-suite shower room which has a jack and jill access from the landing. Bedroom four benefits from being able to access the stone balcony where you can enjoy a panoramic view of the Marina and beyond while enjoying a glass of wine while the sun goes down! The rear garden boasts a southerly aspect, garnering sunshine as long as possible and is low maintenance which is paved, laid with artificial grass and has wooden raised flower beds bordering. Allocated parking completes this amazing property.

Tenure: Freehold

- No Onward Chain
- Southerly Aspect Garden
- Four Double Bedrooms
- Balcony
- Sea Views
- Two Bathrooms
- Successful Holiday Let
- Moments To Beach
- Open Plan Ground Floor
- Cloakroom



**Sitting Room**

19' 9" x 12' 2" (6.03m x 3.72m)

**Kitchen/Diner**

21' 7" x 15' 2" (6.57m x 4.62m)

**Bedroom One**

15' 1" x 14' 10" (4.59m x 4.53m)

**Bedroom Two**

14' 10" x 12' 5" (4.52m x 3.78m)

**Bedroom Three**

14' 11" x 12' 0" (4.55m x 3.67m)

**Bedroom Four**

14' 11" x 9' 9" (4.55m x 2.97m)

**Bathroom**

7' 9" x 6' 4" (2.37m x 1.94m)

**Shower Room**

7' 9" x 6' 4" (2.37m x 1.94m)

**Balcony**

**Cloakroom**

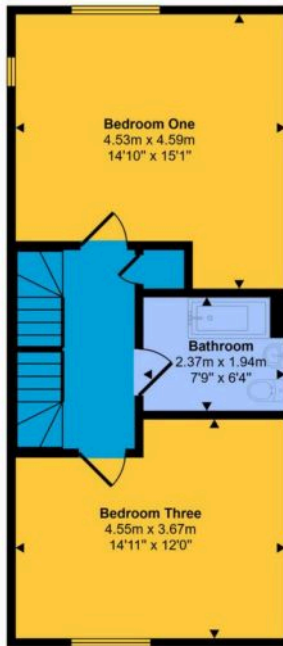
6' 4" x 4' 4" (1.93m x 1.31m)



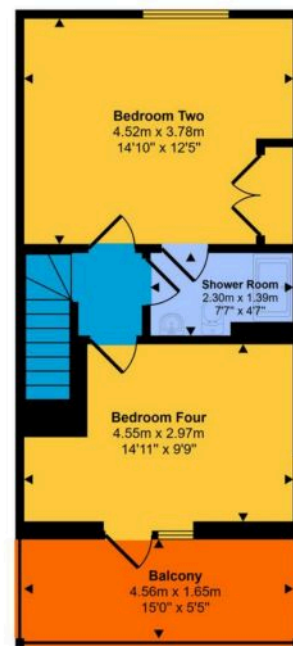
Approx Gross Internal Area  
146 sq m / 1576 sq ft



Ground Floor  
Approx 60 sq m / 642 sq ft



First Floor  
Approx 48 sq m / 512 sq ft



Second Floor  
Approx 39 sq m / 422 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

\*The property is currently council tax exempt due to being run as a successful holiday let business. Similar houses on Officers Field are reported as band E but please check this with the local council.\*