



102 Fortuneswell, Portland, Dorset, DT5 1LR



PROPERTY SUMMARY

A period terraced house, situated at the heart of Fortuneswell, convenient for Chesil Beach, Portland Harbour and The National Sailing Academy. The property has accommodation over three floors and a rear garden. Current

EPC Exempt

- Three Bedroom
- Terrace
- Lounge/Diner
- En-suite
- Gardens
- character

COMMENTARY

AMENITIES

The Isle of Portland is located on the south coast of Dorset and forms part of the World Heritage Coastline, known as the 'Jurassic Coast'. Famous for centuries as the home of Portland Stone (used by Sir Christopher Wren on St Paul's Cathedral and numerous other London churches), Portland is now evolving into a centre for leisure activities including fishing, diving, bird watching, rock climbing, walking and a variety of water sports, including sailing at the newly opened Weymouth & Portland National Sailing Academy, venue for the sailing events at the 2012 Olympic Games.

£175,000

Viewing

Please contact Red House Estate Agents
Tel: 01305 824455



PORTLAND - 01305 824455
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HEAD OFFICE
89/91 Fortuneswell, Portland DT5 1LY

PROPERTY OVERVIEW

Entrance

Entrance via double glazed door, laminate flooring. Glazed door to:

Lounge/Diner 21' 11" x 9' 7" (6.40m 0.28m x 2.74m 0.18m)

Double glazed bay window to front with window seat and storage under, fireplace housing wood burning stove, marble style hearth, further feature fireplace with wooden surround, two radiators, television aerial point, three ceiling light points, laminate flooring. Understairs storage area. Stairs rising to first floor.

Kitchen 12' 3" x 9' 2" (3.66m 0.08m x 2.74m 0.05m)

Two double glazed windows to rear, featuring a range of base and wall mounted cabinets with maple style fronts, laminated work surfaces, stainless steel sink unit, built-in electric oven, inset gas hob, stainless steel filter hood over, tiled splashbacks, radiator, two ceiling light points, laminate and tiled flooring, double glazed door to outside.

First Floor Landing:

Split level landing, stairs rising to second floor, ceiling light point. Doors to:

Bedroom 2 13' 8" x 12' 6" (3.96m 0.20m x 3.66m 0.15m)

Double glazed bay window to front, radiator, ceiling light point, laminate flooring.

Bedroom 3 9' 9" x 7' 8" (2.74m 0.23m x 2.13m 0.20m)

Double glazed window to rear, radiator, ceiling light point, laminate flooring.

Bathroom

Two double glazed windows to side, tiled shower cubicle, electric shower, pedestal wash hand basin, low level WC, two radiators, spotlights, tiled flooring.

Walk-in Airing Cupboard:

Double glazed window to rear, slatted shelf space, radiator, spotlight. Wall mounted gas/fire boiler providing central heating and hot water.

Stairs to 2nd floor Landing

Master Bedroom 6.11m x 3.86m (20'1" x 12'8")

Located on the second floor with stairs rising from first floor landing. Double glazed window to front, light panel to rear, radiator, spotlight. Access to attic space via drop down ladder with velux roof window. Power and light connected.

En-Suite

Double glazed window to rear, featuring newly fitted white suite comprising: roll top claw foot bath, pedestal wash hand basin, low level WC, extractor, ceiling light point, vinyl floor lay.

Outside

A small front garden separates the property from the footpath with a flower border. The rear garden is mainly timber decked with a seating area, Mature shrubs and plants.





GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(35.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 312 SQ.FT.
(29.0 SQ.M.)
TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 237 SQ.FT.
(22.0 SQ.M.)



RED HOUSE
ESTATE & LETTING AGENTS

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IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.

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