



5 Victoria Square, Portland, Dorset, DT5 1AL



## PROPERTY SUMMARY

A three bedroom house in a great position for the beach, benefitting from garden and parking. Refurbishment required. EPC: 51

### EPC E

- Period Property
- Requires Works
- Two Receptions
- Three Bedrooms
- Parking & Garden
- Access to Beach

## COMMENTARY

### Agent's Comment

"The access to the beach and benefits of parking are great."

**Offers in excess of £179,500**

Viewing

Please contact Red House Estate Agents  
Tel: 01305 824455



PORTLAND - 01305 824455  
WEYMOUTH - 01305 824455

HEAD OFFICE  
89/91 Fortuneswell, Portland DT5 1LY

## PROPERTY OVERVIEW

### Entrance Hall:

Doors to living room, dining room and kitchen. Stairs to first floor.

**Sitting Room:** 4.3m x 3.4m (max) (14'1" x 11'2" (max))

Window to front aspect, feature fireplace, radiator, glazed french doors to dining area.

**Dining:** 3.5m x 3.00m (max) (11'6" x 9'10" (max))

Window to rear, feature fireplace.

**Kitchen:** 4.1m x 2.3m (13'5" x 7'7")

Wall mounted boiler, wall and base units, radiator, dual aspect with windows to side and rear, timber and glass door to courtyards and rear garden.

### Landing:

Storage cupboards with single glazed timber window to side.

### Bathroom:

Comprising bath, wash hand basin and WC. Window to rear.

**Bedroom One:** 4.6m x 4.3m (max) (15'1" x 14'1" (max))

Two front aspect windows. Two radiators. Chimney breast.

**Bedroom Two:** 3.5m x 3.00 m (max) (11'6" x 9'10" m(max))

Radiator. Rear aspect window with outlook to Chesil Beach break water.

**Attic Bedroom:** 4.6 m (max) x 2.7m (1.4m apron level) (15'1" m(max) x 8'10" (4'7" apron level))

Front aspect dormer, radiator, access to eaves storage.

### Outside:

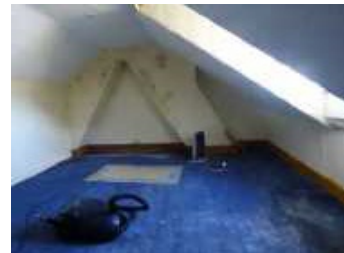
Initial courtyard area has steps rising to lawn garden with path alongside leading to parking apron.

### Parking Apron:

Parking for several cars. Please note parking is accessed by right of way over the council run Masonic Car Park.

### Lifestyle:

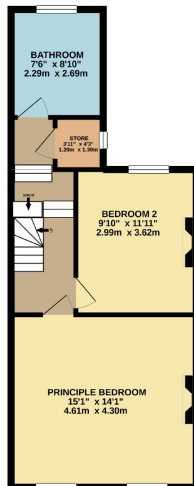
The property is situated immediately adjacent to Chesil Beach and within easy walking distance of the National Sailing Academy and Portland Harbour, local amenities include the Cove House Inn and the boat that rocks bar and restaurant stop Portland offers a range of local amenities including supermarkets, schools and a doctor's surgery stop the nearby towns of Weymouth and Dorchester offer a wider range of amenities and a selection of High Street shops stop.



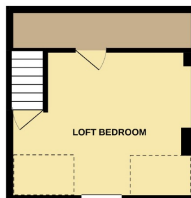
GROUND FLOOR  
471 sq. ft. (43.7 sq. m.) approx.



1ST FLOOR  
491 sq. ft. (45.7 sq. m.) approx.



2ND FLOOR  
234 sq. ft. (21.7 sq. m.) approx.



TOTAL FLOOR AREA: 1196 sq. ft. (111.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide for any prospective purchase. 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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#### 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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