



11 Sweet Hill Road, Portland, Dorset, DT5 2DS



## PROPERTY SUMMARY

A three bedroom detached house in Southwell with garage, parking, gardens and views over countryside to the sea. Current EPC Rating: 32.

### EPC F

- Detached House
- Established Garden
- Two Receptions
- Garage and Parking
- Three Bedrooms
- Country and Sea

## COMMENTARY

### Agent's Comment

"A great family home, convenient for schools."

**Asking price £300,000**

Viewing

Please contact Red House Estate Agents  
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HEAD OFFICE  
89/91 Fortuneswell, Portland DT5 1LY

## PROPERTY OVERVIEW

### Storm Porch:

### Entrance Hall:

Built-in storage cupboard.

### Sitting Room: 6.08m x 3.02m (19'11" x 9'11")

Front and side aspect windows, fireplace, under stairs storage cupboard, sliding door to dining room.

### Dining Room: 3.56m x 3.00m (11'8" x 9'10")

Side and rear aspect windows, sliding door to garden.

### Kitchen: 3.13m x 2.39m (10'3" x 7'10")

Front aspect window, a range of fitted kitchen cabinets, floor mounted gas fired boiler providing central heating and hot water.

### Cloakroom:

Side aspect window, wash hand basin, WC.

### First Floor Landing:

Rear aspect window providing views over countryside to the sea.

### Bedroom One: 5.07m x 3.22m (16'8" x 10'7")

Front and side aspect windows, triple sliding door, wardrobe.

### Bedroom Two: 3.55m x 3.30m (11'8" x 10'10")

Side aspect window, sea view to side, built-in storage cupboard.

### Bedroom Three: 3.54m x 2.63m (11'7" x 8'8")

Side aspect window, sea view to side.

### Bathroom:

Front aspect window, shower enclosure, bath with shower over, wash hand basin, WC.

### Integral Garage: 4.53m x 2.43m (14'10" x 8'0")

Up-and-over door, side aspect window, power and light connected.

### Cellar Storage:

The cellar area is accessed via a door at the side of the property and extends under the living accommodation with restricted head height.

### Outside:

The property offers driveway parking in front of the integral garage. The garden extends to the side and front of the property, mainly laid to lawn with flower and shrub beds.

### Lifestyle:

From Southwell there is easy access to cliff top walks with stunning panoramic sea views. Portland Bill is a short drive away where residents and tourists alike enjoy fabulous cream teas at the Lobster Pot Café, Southwell offers a village pub whilst nearby Easton has a wide range of amenities including supermarket, a range of specialist shops, health centre, library, public houses, banks and cafés. A drive to the north end of Portland gives access to Portland Harbour and Marina, Chesil Beach and several popular eateries. The nearby resort town of Weymouth offers a range of brand name high street shops, an attractive harbour and a child friendly sandy beach.

### Remedial Work:

After construction of the extension some remedial work was carried out to the foundations, under the insurance, and a completion certificate was issued by the borough council.





SWEETHILL ROAD

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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**IMPORTANT NOTE**

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