



260A Portland Road, Weymouth, Dorset, DT4 9AF



PROPERTY SUMMARY

The Octagonal House is an individually designed detached house benefitting from thoughtful use of the spacious interior. Finished to a high standard with superior specification fittings. No forward chain.

EPC B

- Detached House
- Unique Design
- Balcony
- Sea Views
- Garage & Parking
- Civic Award Winning

COMMENTARY

"We feel this well designed, unique property will impress those seeking style"



£400,000

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

Summary:

A great deal of personal input into the design and finish by the current owners has resulted in the Octagonal House having a unique feel. Design details to a superior specification are especially felt in the luxurious contemporary kitchen and the three bath/shower rooms, comfort is paramount with energy efficient underfloor heating and. Set over four floors with a balcony, sea views and plentiful parking with garage, the kitchen remains the heart of this home. A home with unique style is waiting for you.

The Octagonal House has gained a Weymouth Civic Society award for its appreciation of the attractively designed and unusual octagonal form: "It Demonstrates a thoughtful use of space, while lending interest and variety to the local scene."

Entrance Hall:

Kitchen/Dining/Family Room: 8.26 x 6.45 (27'1" x 21'2")

A range of contemporary fitted cabinets with walnut finish, plentiful work surfaces, built in oven and microwave, integrated washing machine and dishwasher, tiled floor, inset spot lights, space for American style fridge freezer, island with electric hob, extractor over. Steps down to a spacious dining/family area with French windows to outside.

Shower Room:

Shower cubicle, WC.

Sitting Room: 6.47 x 4.41 (21'3" x 14'6")

Windows to front and side, sliding doors to balcony, sea views.

First Floor Landing:

Bedroom Two: 3.21 x 4.75 (10'6" x 15'7")

Windows to side and rear, sea views.

Shower Room:

Shower cubicle, wash hand basin, WC. Jack and Jill doors serving both bedrooms on this floor.

Bedroom Three: 3.25 x 4.08 (10'8" x 13'5")

Sea views, Juliette balcony.

Second Floor Landing:

Master Bedroom: 6.6 x 3.7 (21'8" x 12'2")

Sea views, windows to side. Overhead storage space.

En-suite

Bath, wash hand basin, WC, shower cubicle.

Garage: 5.66 x 3.15 (18'7" x 10'4")

Up-and-over door, power and light connected.

Outside:

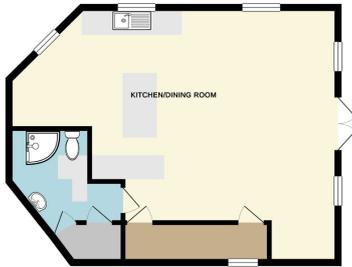
The outside area is block paved, providing parking for several vehicles

Lifestyle:

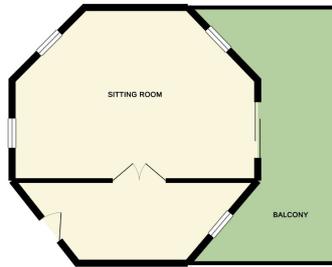
The octagonal House is a short walk from Portland Harbour at Smallmouth beach, a draw for watersports enthusiasts of many types. Wyke Regis, on the southern fringe of Weymouth offers a range of local amenities including highly regarded primary and secondary schools, shops, public houses and restaurants, in particular the renowned Crab House Cafe.



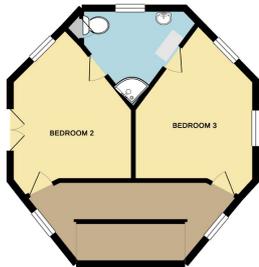
GROUND FLOOR 539 sq. ft.
(50.1 sq. m.)



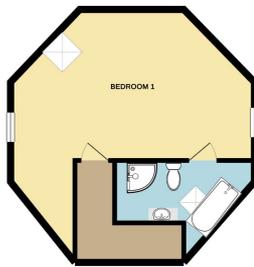
1ST FLOOR 357 sq. ft.
(33.1 sq. m.)



2ND FLOOR 355 sq. ft.
(33.0 sq. m.)



3RD FLOOR 351 sq. ft.
(32.6 sq. m.)



GARAGE 148 sq. ft.
(13.8 sq. m.)



TOTAL FLOOR AREA: 1841sq. ft. (171.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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RED HOUSE
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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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