



2 Officers Field, Portland, DT5 1FH



PROPERTY SUMMARY

A modern family home situated close to the beach and amenities. The accommodation is currently arranged as kitchen with dining and comfortable seating areas, utility cloakroom, living room, four double bedrooms with master en-suite, bathroom and balcony offering sea views. Outside there are landscaped gardens and a garage.

EPC Exempt

- Versatile
- Accommodation
- Well Proportioned
- Landscaped Garden
- Kitchen-Diner-Family Room

COMMENTARY

Agent's Comment

"We have loved living so close to the sea and sailing academy, the space has been great for the family."

Asking price £350,000

Viewing

Please contact Red House Estate Agents
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PROPERTY OVERVIEW

Entrance

Double glazed door into dual aspect entrance hall with windows to front and side.

Kitchen-Diner-Family Room 4.9m max x 6.5m max (16'1" max x 21'4" max)

Triple aspect room with windows to both sides and rear, French windows to the rear open to the garden.

Kitchen area

Kitchen comprises wall and base units, worktops, integrated fridge/freezer, dishwasher and double oven, inset hob, cooker hood, one and a half bowl sink and drainer beneath the window.

Guest Bedroom 4.7m x 2.8m (15'5" x 9'2")

Dual aspect room with windows to side and rear. The room is currently being used as an artists studio and could be used as a dining room.

Utility Cloakroom 2.7 x 2.6 (8'10" x 8'6")

WC & wash hand basin. Space and plumbing for washing machine, space for dryer, wall and cupboard units, door to understairs storage area.

First Floor

Landing

Large enough that the current owners have a study area in front of the side aspect window.

Bedroom Two 4.7m max x 2.6m max (15'5" max x 8'6" max)

Dual aspect room with windows to front and side.

Bathroom 2.6m x 2.1m (8'6" x 6'11")

Bathroom suite comprises panel enclosed bath, WC and wash hand basin with full height tiling to bath area and half height tiling to walls and tiled floor.

Second Floor

Master Bedroom 4.7m x 2.8m + wardrobes (15'5" x 9'2" +wardrobes)

Triple aspect room with windows to sides and rear along with door to patio balcony. Built in wardrobes.

En-suite 3m x 1.5m (9'10" x 4'11")

Jack and Jill style en-suite with 1.2m shower cubicle, WC and wash hand basin. Tiled walls and floor. Linen cupboard. Door from landing.

Balcony Patio 11m x 1.5m (average) (36'1" x 4'11" (average))

Views across to Chesil Beach and over gardens.

Bedroom Two 4.7m x 3.5m max. (15'5" x 11'6" max.)

Triple aspect room with windows to side and rear.

Rear Garden

The rear garden has been landscaped and offers a raised deck seating area, low maintenance terraced and gravelled areas, and patio area to the side of the house.

Garage

The garage is situated under the coach house adjacent the rear of the property. Up and over door.



GROUND FLOOR
653 sq. ft. (60.7 sq. m.) approx.



1ST FLOOR
651 sq. ft. (60.5 sq. m.) approx.



2ND FLOOR
455 sq. ft. (42.3 sq. m.) approx.



TOTAL FLOOR AREA - 1759 sq. ft. (163.4 sq. m.) approx.

While 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 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 can be given 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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