



Reforme Road
Portland

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



A beautifully presented and modernised characterful Grade II listed property situated within a designated conservation area on the isle of Portland. The property has expansive accommodation including three reception rooms, kitchen, five double bedrooms and three bathrooms. The property also has a low maintenance rear garden, double garage and off-street parking for an additional two cars.

Portland is a central part of the Jurassic Coast, a UNESCO World Heritage Site renowned for its geological significance and natural beauty along the Dorset coastline. The isle is connected to the mainland by Chesil Beach and offers a wealth of amenities, along with boasting the second largest man-made harbour in the world—Portland Harbour, which was a key sailing venue for the 2012 Olympic Games. Just a short distance away is the seaside town of Weymouth, offering a broad range of facilities, from traditional pubs, well-reviewed restaurants and cafes.



Enter to the property's hallway which sets the tone for the characterful feel, with wood-effect herringbone flooring and painted decorative architraves to all of the doors and skirting boards. Picture rails further add to the characterful feel.

The principle sitting room to the left has a light and airy feel with front aspect and a gas flue-less fire. An opening leads through to the dining area with the herringbone flooring continuing throughout. The dining area has French doors leading to the garden.

The modern kitchen was fitted in 2024 with contrasting grey gloss units with quartz work surfaces, upstands and window sills with an inset 1½ bowl sink and drainer. Integral appliances include fridge-freezer, dishwasher, washing machine, eyelevel double oven and grill with four-ring induction hob.

The ground floor accommodation is concluded by a second reception room utilized as a snug. The room has a warm and cozy feel with central wood burner and front aspect window with seat below.



The characterful style and décor continue to the first floor where three double bedrooms and the family bathroom are situated. The principal bedroom benefits from an ensuite shower room with corner shower, WC and wash basin. The room is finished with mosaic style vinyl flooring. The second bedroom has a working wood burner with wooden surround and mantle, whilst bedroom three has fitted wardrobes.

The family bathroom has been tastefully renovated with free standing roll top bath with mixer tap, corner walk-in shower, WC and wash basin. The room is also finished with wood effect herringbone flooring.

Accommodation continues to the third floor with two further double bedrooms with rear aspect velux windows and served by a shower room with facilities including a walk-in shower, WC and wash basin and fully tiled decorative floor tiles and a front aspect velux window.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

The council tax band is D.

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

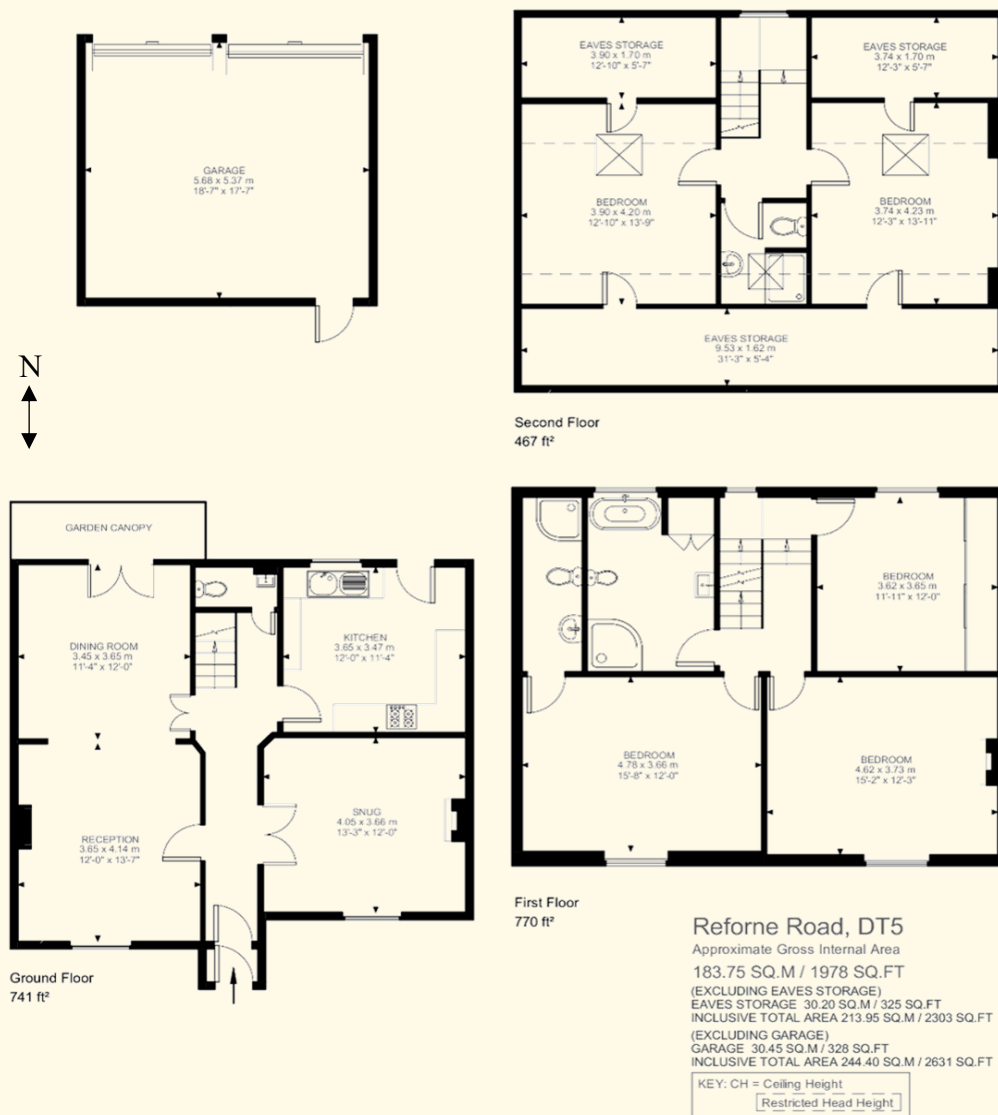


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Outside:

Externally, the property has a low maintenance rear garden with artificial grass bordered by fruit trees and other mature plants. Underneath the garden is a rainwater reservoir which feeds a working hand pump. A pergola covers a patio area abutting the dining room French doors. A pedestrian door leads to the double garage with light, power and electric doors. There is also off-street parking outside the garage for an additional two cars.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.