



Chiswell  
Portland  
£385,000 Offers Over



Situated within a conservation area, this impressive four-bedroom detached Portland stone home offers spacious and thoughtfully arranged accommodation across three floors, ideally positioned just moments from Chesil Beach on the Isle of Portland. Combining modern comforts with a coastal setting, the property is well suited to family living, featuring two reception rooms, a conservatory, a contemporary fitted kitchen, two bathrooms, and a ground floor cloakroom. Additional benefits include a garage, off-road parking, and solar panels contributing to improved energy efficiency. EPC rating D.

Situated within the historic coastal settlement of Chiswell on the Isle of Portland, this property enjoys a unique position at the southern end of the world-famous Chesil Beach, part of the Jurassic Coast World Heritage Site. The area is renowned for its dramatic seascapes, coastal walks, and rich maritime heritage. Chiswell forms part of a designated conservation area, ensuring that the distinctive character of its traditional buildings and narrow streets is carefully preserved, creating a charming and cohesive environment. The wider Isle of Portland provides a range of local amenities including independent shops, cafés, and everyday services, while the nearby seaside town of Weymouth offers a broader selection of shopping, dining, and leisure facilities, as well as a mainline rail connection to London Waterloo. The location is particularly well suited to those who enjoy outdoor pursuits, with sailing, fishing, and coastal walking all easily accessible, and Portland Bill lying to the south offering some of the most striking coastal views in the region.

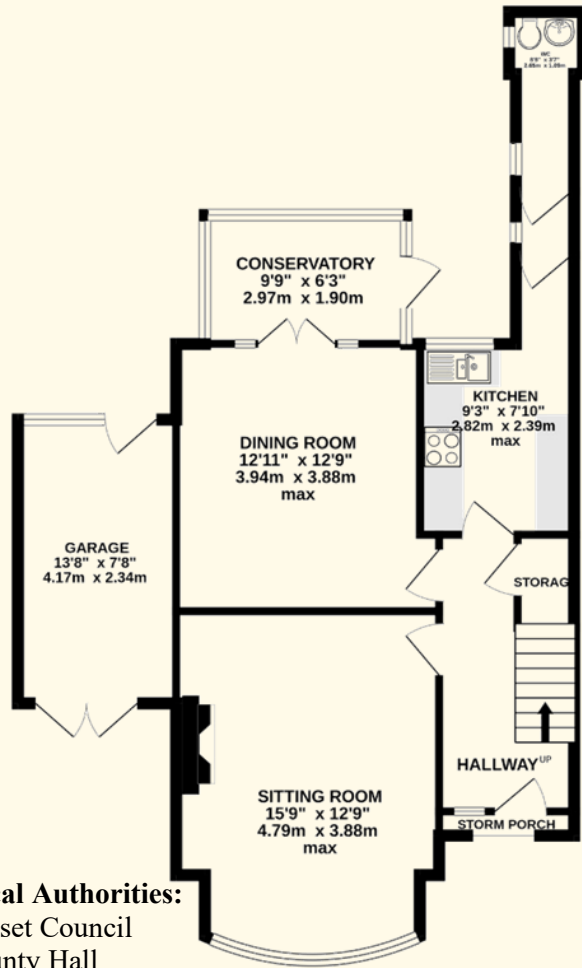


The property is entered via a storm porch into a spacious and welcoming hallway, providing access to all principal ground floor rooms, with stairs rising to the first floor and a useful understairs cupboard. The well-presented sitting room enjoys a front aspect bay window, allowing plenty of natural light, and features a central electric fireplace with mantle and surround. To the rear, a second reception room provides a flexible space for dining or additional living, with French doors opening into the conservatory, which further extends the accommodation. The kitchen is thoughtfully designed and well equipped with modern compact composite, fitted wall and base level units with integrated appliances including washing machine, dishwasher, fridge/freezer, electric oven and induction hob, a second door offers direct access to the outside. A cloakroom with w/c and wash hand basin completes the ground floor layout and additional storage solutions.

The first floor comprises three bedrooms a shower room and an additional storage room. The principal bedroom is a well-proportioned room positioned at the front, featuring a vanity sink, a large bay window that fills the space with natural light, complemented by another good-sized double bedroom to the rear overlooking the garden. A further bedroom offers flexibility as a nursery, study, or guest room. The shower room is fully tiled and fitted with a contemporary suite, including underfloor heating, a walk-in shower, wash basin with vanity storage beneath, and WC. Occupying the top floor, the remaining bedroom is a spacious double room benefiting from its own ensuite shower room, along with further useful storage.

Externally, the rear garden is arranged over tiers, providing a private and attractive outdoor space ideal for relaxing or entertaining, and includes areas of patio and flower beds, a useful storage shed. The property also benefits from a single garage with power and lighting, along with off-road parking to the front and in front of the garage.

GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

The council tax band is C.

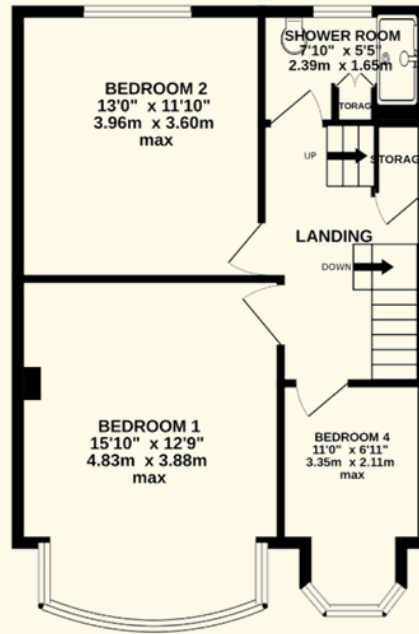
**Broadband:**

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

Mobile phone service varies dependent upon your provider.

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

1ST FLOOR  
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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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**Agents Notes:**

The solar Panels are owned outright.

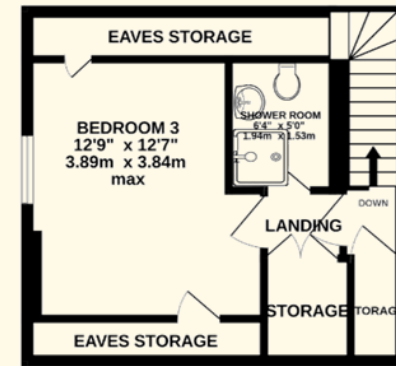
**Services:**

Mains electricity, water and drainage are connected.

Gas fired central heating.

Under floor heating in the 1<sup>st</sup> floor shower room.

2ND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



**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.

**Flood Risk:**

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

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

**Stamp Duty:**

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.