



## FEATURES

*Landmark Development with  
Olympic Sailing Heritage*

*Spacious Family Home Over  
Three Floors*

*Recently Installed Quality  
Kitchen With Neff  
Appliances*

*Four Double Bedrooms &  
Two Bathrooms*

*Beautifully Presented  
Throughout*

*Close to Portland Marina,  
National Sailing Academy &  
Chesil Beach*



## SUMMARY

Situated only a short walk from Portland Marina, The National Sailing Academy and Chesil Beach is this spacious and beautifully presented family home in Officers Field, Portland. The spacious accommodation arranged over three floors offers a generous entrance hall and cloakroom, a stunning recently installed quality kitchen with integrated 'Neff' appliances, a spacious lounge which opens to a sunny garden, four double bedrooms and two bathrooms. Externally, is an enclosed rear garden with a sunny aspect leading to a spacious garage.





## ACCOMMODATION

### Ground Floor

On entering, the well proportioned entrance hall leads to a modern cloakroom and a spacious kitchen/dining room. The recently installed quality kitchen enjoys an extensive range of high gloss, base and wall mounted cupboards and drawers with LED lighting and Corian work-surfaces incorporating a breakfast bar. Additionally, the kitchen boasts a range of integrated 'Neff' appliances including an induction hob, electric 'slide & hide' oven, dishwasher, fridge and freezer. A built-in storage cupboard also offers plumbing for a washing machine. An opening from the dining area leads to a bright and spacious living room with French doors opening to the sunny southerly garden and patio. Luxury vinyl tile flooring is throughout the ground floor.

### First Floor

On the first floor are two double bedrooms and a family bathroom. The second bedroom, to the front of the property benefits from a built-in wardrobe and open views over the Officer's Field Square and towards Portland Marina.

### Second Floor

The second floor offers a further two double bedrooms. One with a built-in double wardrobe and en-suite shower room, and one enjoying open views over the Officer's Field Square and towards Portland Marina.

### Outside

To the front is a small garden with mature shrubs and a covered bin store. The rear garden is fully enclosed and enjoys a sunny southerly aspect and a good sized patio, ideal for 'alfresco' living and entertaining.

### Garage

A good sized garage with an up and over door, electric light and power. A door provides access from the garden.

**Entrance Hall** 8' 6" x 8' 0" (2.59m x 2.44m)

**Kitchen/Dining Room** 22' 0" x 11' 4" (6.70m x 3.45m)

**Lounge** 20' 3" x 12' 9" (6.17m x 3.88m)

**Bedroom 1** 15' 0" x 15' 1" max (4.57m x 4.59m)

**Bedroom 2** 12' 9" x 11' 4" (3.88m x 3.45m)

**Family Bathroom** 7' 9" x 6' 6" (2.36m x 1.98m)

**Bedroom 3** 15' 0" x 12' 9" (4.57m x 3.88m)

**Bedroom 4** 15' 0" x 10' 2" (4.57m x 3.10m)

**En-Suite (Jack & Jill)** 7' 8" x 4' 8" (2.34m x 1.42m)

**Garage** 18' 6" x 9' 0" (5.63m x 2.74m)

### Olympic Heritage & Location

This development was built to accommodate the Olympic sailing teams for the 2012 Olympic Games, with the original Officers Field being a sports field designated for officers of the former Royal Naval Air Station. It is ideally located, a close walk from the National Sailing Academy, Portland Marina, Chesil Beach, various restaurants, bars and the shopping facilities of Fortuneswell.

### Service Charge

There is an annual service charge of approximately £360.



## Council Tax Band

The Valuation Office Agency published assessment is band 'D'

## The Isle and Royal Manor of Portland

Portland provides a variety of shopping and business outlets as well as many leisure activities, in particular, the excellent fishing, sailing and water sports facilities. Portland and Weymouth hosted the sailing events of the 2012 Olympic Games from the Portland based National Sailing Academy and newly built marina, Osprey Quay.

## Viewing & Further Information

Viewing is strictly by appointment through the sellers sole agents, The Real Estate Bureau. Telephone 01305 826 999. We are open Monday - Friday 9:00 - 17:30 and Saturday 9:00 - 16:30. [www.therealestatebureau.co.uk](http://www.therealestatebureau.co.uk)

## Notes:



# FLOORPLAN



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Important Notice

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. The copyright of all details, photographs and floor plans remain exclusive to The Real Estate Bureau Ltd.

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