



Castletown
Portland, DT5 1BD

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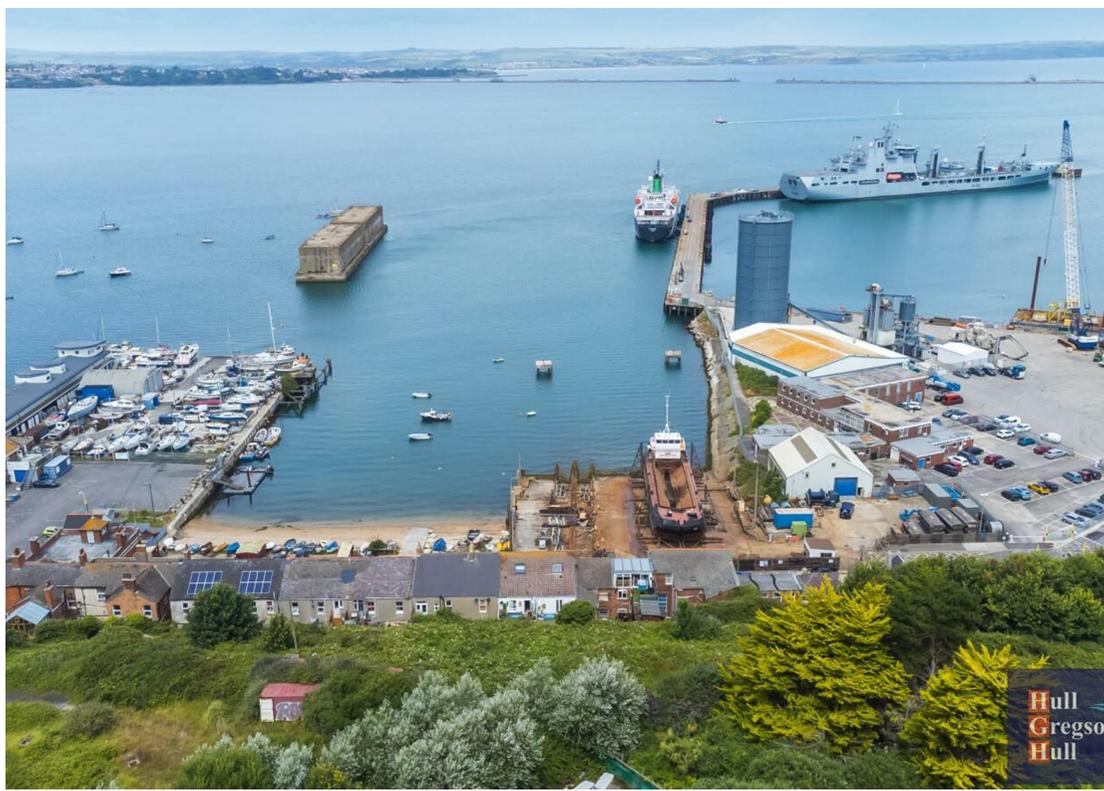
Asking Price
£240,000 Leasehold

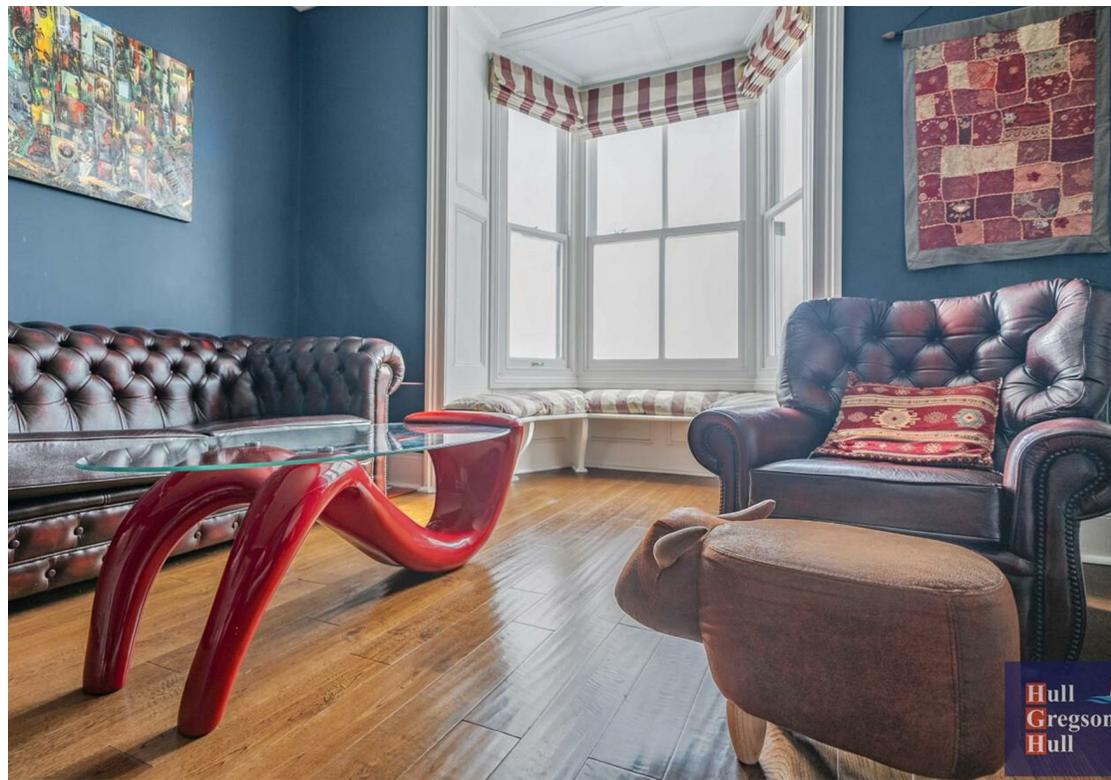


Castletown

Portland, DT5 1BD

- No Onward Chain
- Boasting Generous Accommodation Over Three Floors
- Stunning Direct Sea Views
- Three Double Bedrooms
- Front Aspect Lounge With Sea Views
- Large Modern Fitted Kitchen/Breakfast Room
- Sun Room/Office Space
- Private Roof Terrace & Outbuilding
- Ideal Investment or Main Residence
- Deceptively Spacious Maisonette





****SENSATIONAL DIRECT SEA VIEWS****

Offered for sale with NO ONWARD CHAIN & BOASTING DIRECT SEA VIEWS out across PORTLAND HARBOUR is this IMMACULATLEY PRESENTED & deceptively spacious MAISONETTE. Benefitting from a GENEROUS SIZED front aspect SITTING ROOM WITH SEA VIEWS, a large open plan modern fitted KITCHEN/DINER, sun room/office area, THREE DOUBLE BEDROOMS, with bedroom three currently set up as a STUDY, family bathroom and a PRIVATE SUNNY ROOF TERRACE with OUTBUILDINGS. Viewings come HIGHLY ADVISED to appreciate the generous accommodation & stunning sea views.



Access is gained via the building communal entrance, where stairs rise to the first floor & the property's private front door. Upon entering the property you are greeted by the modern fitted open plan kitchen/diner. This excellent space offers a wide range of matching eye & base level storage cupboards, integral oven & microwave, fridge freezer & space for free standing additional domestic appliances. To the rear of the kitchen/diner is the separate sun room currently being used by the vendors as a home office/craft room. To complete the accommodation on this floor is the striking front aspect sitting room. The impressive room is a excellent size & boasts breath taking direct sea views of Portland Harbour.



Stairs rise from the kitchen/diner where bedroom two, three/study & family bathroom are located. Bedroom two is a sizeable front aspect double bedroom further enjoying the stunning sea views. There is a separate shower area fitted, making this an ideal guest room. Bedroom three which is currently arranged as a home study area is a further double room. From this room via French doors access is gained out to the private sunny roof terrace. The family bathroom comprises a modern fitted suite with bath & shower over, wash hand basin & WC.

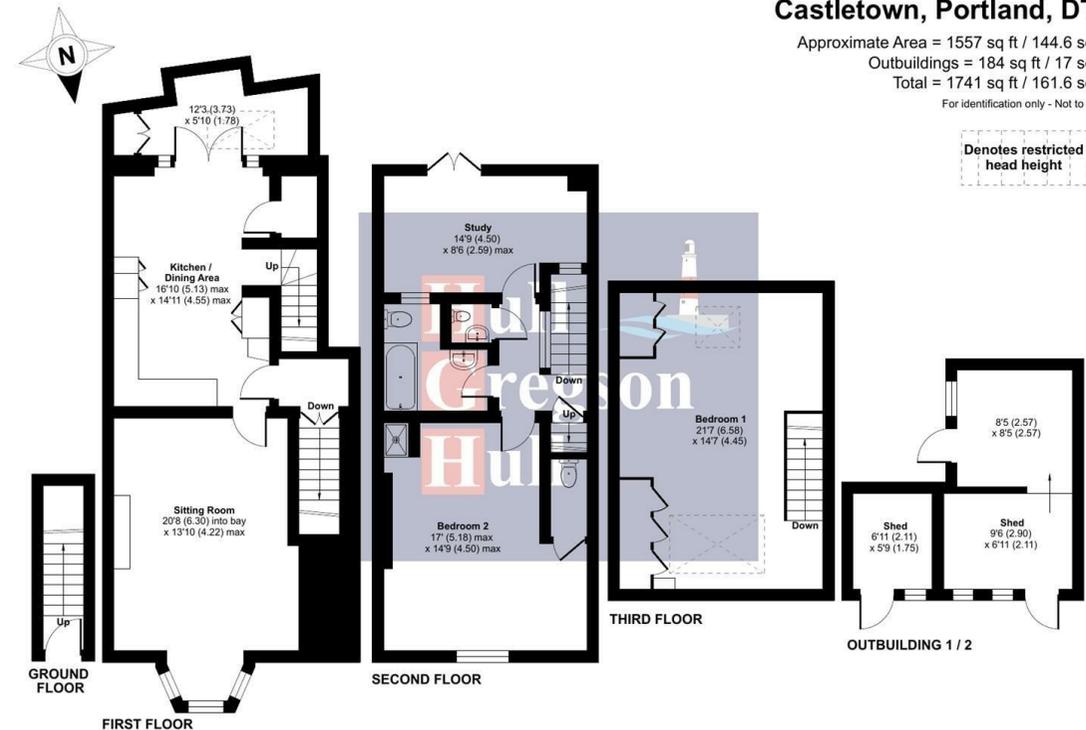
Stair rise once again to the top floor where bedroom one is located. This is a vast open plan double bedroom. Offering ample fitted wardrobes, front & rear Velux windows where the views can be enjoyed.

Outside this individual maisonette benefits from a private sunny roof terrace. Offering low maintenance with decking throughout this space is ideal for second home owners or buyers looking to enjoy the space. To the rear of the garden there is an additional benefit of a large outbuilding suitable for storage or a workshop space.

Castletown, Portland, DT5

Approximate Area = 1557 sq ft / 144.6 sq m
 Outbuildings = 184 sq ft / 17 sq m
 Total = 1741 sq ft / 161.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1154592



Sitting Room
 20'8 x 13'10 (6.30m x 4.22m)

Kitchen/Dining Area
 16'10 x 14'11 (5.13m x 4.55m)

Sun Room
 12'3 x 5'10 (3.73m x 1.78m)

Bedroom One
 21'7 x 14'7 (6.58m x 4.45m)

Bedroom Two
 17' x 14'9 (5.18m x 4.50m)

Bedroom Three/Study
 14'9 x 8'6 (4.50m x 2.59m)

Bathroom

Roof Terrace

Out Building

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Maisonette
 Property construction: Standard
 Mains Electricity

Tenure: Leasehold with a 999 year lease from 2025, with an annual service charge of £1,053.00 which includes water rates, share of buildings insurance and maintenance.

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate.

Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/satisfy yourself before proceeding. No person in this firm is responsible for the accuracy of the information provided.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		81	82				

