

26a Fortuneswell

Portland, DT5 1LP

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Offers In Excess Of
£105,000 Leasehold

Hull Gregson Hull

Fortuneswell

Portland, DT5 1LP

- One Bedroom Apartment
- Stunning Sea Views from Living Space
- Duplex Apartment
- Character Features, including Portland Stone Features and Fireplace
- Bright and Airy Throughout
- Modern Bathroom
- Close to Local Amenities
- Ideal First Time Buy
- No Forward Chain
- Moments from Local Shops & Bus Route

















A CHARMING and WELL-PROPORTIONED ONE - BEDROOM APARTMENT, arranged over two floors and enjoying attractive SEA VIEWS, ideal as a first-time purchase, bolthole, or investment opportunity. The property offers a bright living room, a separate fitted kitchen, ground-floor bathroom, and a generous first-floor double bedroom occupying the entire upper level. With a practical layout, good natural light throughout and a coastal outlook, this property combines character, potential, and location in equal measure. OFFERED FOR SALE





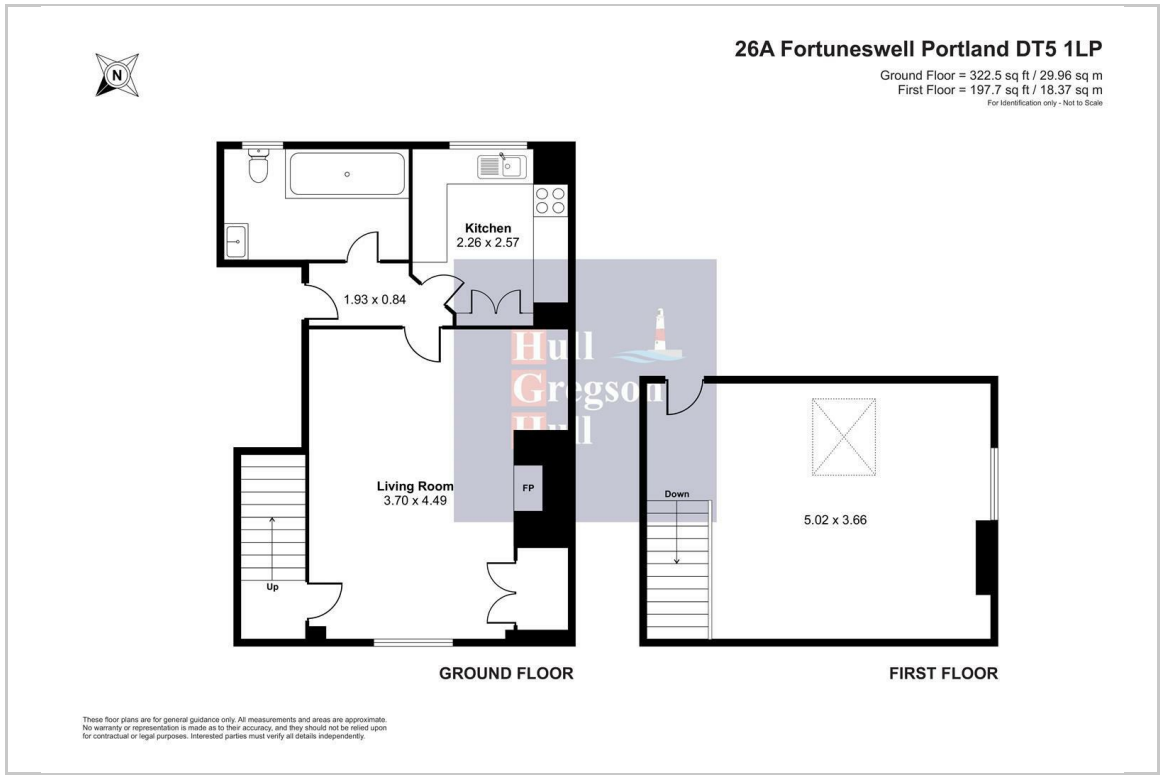
WITH NO FORWARD CHAIN.

The property is entered at ground floor level into a welcoming hallway, with stairs rising to the upper floor. From here, access is provided into the main living space.

The living room is a well-proportioned area, offering ample space for both seating and dining furniture, and benefits from a window to the front providing natural light. This room forms the heart of the home and connects neatly to the adjoining kitchen.

The kitchen is positioned to the rear and is laid out in a practical, functional arrangement, with space for essential appliances and worktop areas. Adjacent to the kitchen is the bathroom, which is fitted with the usual sanitary ware and conveniently located on the ground floor.

Stairs lead up to the first-floor bedroom, which occupies the entire upper level. This is a generous double room, offering good floor space for bedroom furniture and benefitting from windows providing light and ventilation. The separation of living and sleeping accommodation creates a clear and practical layout.



Living Room
14'7 x 12'1 (4.45m x 3.68m)

Kitchen
7'3 x 9'2 max (2.21m x 2.79m max)

Bedroom
16'3 x 11'4 (4.95m x 3.45m)

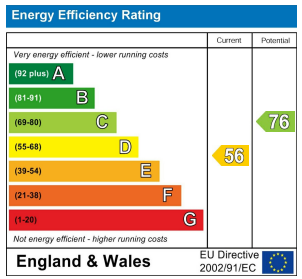
Lease & Maintenance Information
The owner has informed us that the ground rent is £50 per annum, the service charge is approximately £600 paid annually and that the 999 year lease form 2003.

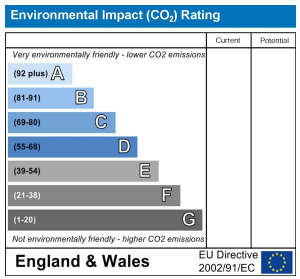
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Flat - Conversion
Property construction: Bricks and Mortar
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating: Gas
Broadband/Mobile signal/coverage:

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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







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