



Queens Road
Portland, DT5 1AH



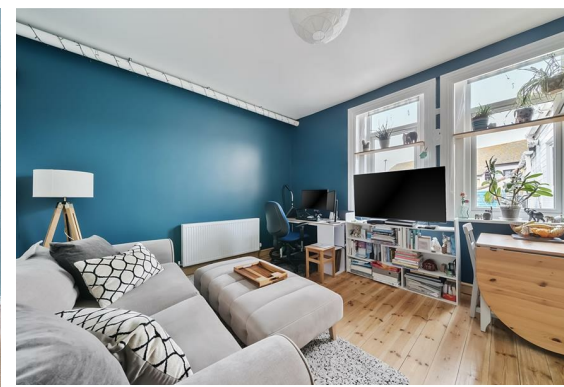
Asking Price
£125,000 Leasehold



Queens Road

Portland, DT5 1AH

- Ground Floor Flat
- One Double Bedroom
- Light & Airy Accommodation
- Generous Sized Lounge/Diner
- Modern Fitted Kitchen
- En-suite Bathroom
- Private Enclosed Court Yard
- Ideal Investment Or First Time Buy
- Within Easy Walking Distance of Chesil Beach
- Viewings Highly Advised





A GROUND FLOOR light and airy ONE DOUBLE BEDROOM flat, benefitting from a PRIVATE GARDEN. This WELL PRESENTED ground floor flat offers a MODERN FITTED KITCHEN, generous sized LOUNGE/DINER, double bedroom and EN-SUITE. Positioned within EASY WALKING distance of the STUNNING CHESIL BEACH.



Viewings come highly advised to appreciate the size, space and accommodation on offer. It would make an IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY.

Access is gained via a private gate leading into the flats privately owned



garden space. The garden is an enclosed low maintenance area laid to grass, making this space ideal for outside entertaining and alfresco dining. From the garden access is gained into the flat. Upon entering the property you are greeted by the modern fitted kitchen. The kitchen offers a range of colour matching eye and base level storage cupboards and space for a selection of free standing domestic appliances. The kitchen further benefits from two windows overlooking the garden, which allows ample amounts of natural light to flood the room. Leading on from the kitchen access is gained to the generous sized lounge/diner enjoying front aspect views to the garden. This reception room is a deceptively spacious area, large enough to house lounge and dining room furniture as well as a home work station. To complete the accommodation is the spacious double bedroom offering en-suite bathroom. The bedroom is a large double room offering a charming feature fireplace. The en-suite comprises a modern white fitted suite, offering bath with shower over, wash hand basin and WC.



Situated within easy walking distance of the stunning Chesil Beach and all the local amenities close by. Viewings come highly advised to appreciate the size, space and accommodation on offer, making this an ideal first time purchase or investment opportunity.

Vendor has informed of the following information:
Lease Term 999 from 1978
Ground Rent £0
Maintenance £0

Queens Road, Portland, DT5

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1257800

Lounge/Diner

17'3 x 12'2 (5.26m x 3.71m)

Kitchen

19'4 x 4'4 (5.89m x 1.32m)

Bedroom One

13'3 x 12'1 (4.04m x 3.68m)

En-suite

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: Ground Floor Flat

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

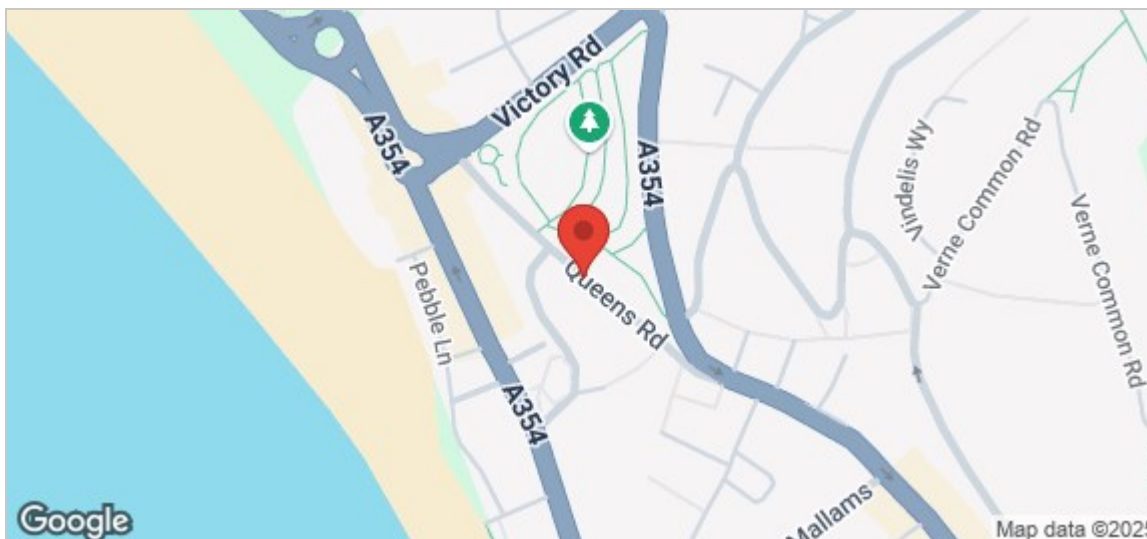
Heating Type: Gas Central Heating

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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

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

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