



Beresford House

Liberty Road Portland, DT5 1FS



Asking Price
£35,000 Leasehold



Beresford House

Liberty Road Portland, DT5 1FS

- 25% Shared Ownership Apartment
- Large One Bedroom Maisonette
- Ensuite Bathroom
- Large Bedroom with Storage Cupboard and Skylights
- Open Plan Lounge Dining Area
- Integrated Appliances in Kitchen
- Secure Block with Electronic Intercom System for Entry
- Large Under Stair Storage Cupboard
- Garage in a Block to Rear
- Moments from Local Amenities





**** OFFERED FOR SALE WITH 25% SHARED OWNERSHIP ****

A fantastic opportunity to take your first step onto the property ladder with this well-presented one-bedroom maisonette, offering a **BRIGHT AND SPACIOUS OPEN-PLAN LOUNGE/KITCHEN**, a **GENEROUS DOUBLE BEDROOM**, AND A **GARAGE**. Ideally situated in the heart of Fortuneswell, the property is moments from local amenities, stunning coastal walks, Portland Harbour, and the renowned Weymouth & Portland National Sailing Academy, making it an excellent choice for those seeking an **AFFORDABLE COASTAL HOME** in a highly



desirable location.

The ground floor opens into a bright and spacious open-plan lounge/kitchen, measuring approximately 4.65m x 4.69m. This sociable living space offers ample room for both seating and dining furniture, while the fitted kitchen is thoughtfully arranged to maximise the available space. Large windows allow natural light to fill the room, creating a welcoming atmosphere ideal for everyday living and entertaining alike.

Returning to the entrance hall, stairs lead to the first-floor landing, where the accommodation continues. The generous double bedroom spans almost the full width of the property, providing plenty of space for bedroom furniture and additional storage. The room enjoys a bright and airy feel, making it an ideal retreat at the end of the day.

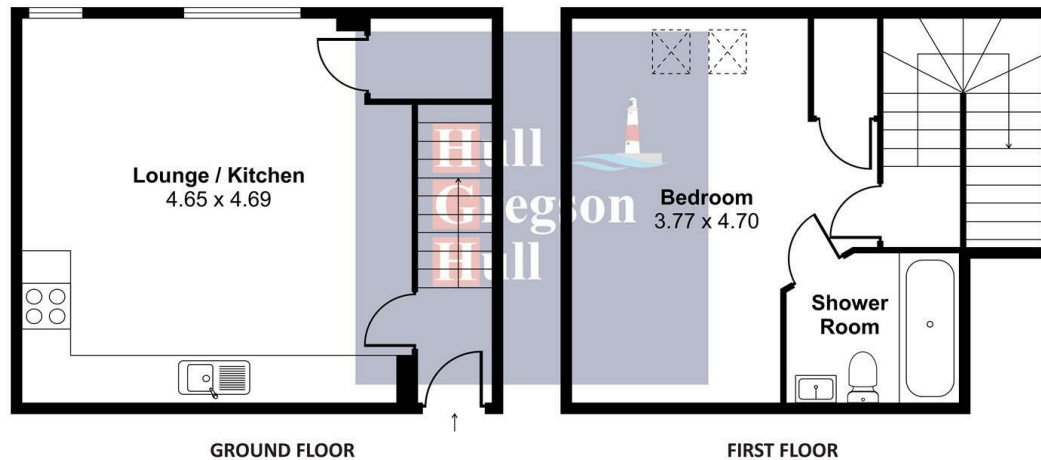


Completing the accommodation is the bathroom, fitted with a bath, wash hand basin and WC, offering practical and comfortable facilities. Beresford House enjoys an enviable position in the heart of Fortuneswell, one of Portland's most established communities. A selection of independent cafés, local eateries, everyday conveniences and transport links are all within easy reach, offering a lifestyle that is both practical and enjoyable. Just moments from the property, residents can experience the island's dramatic coastline, picturesque harbour setting and miles of scenic walking routes along the renowned Jurassic Coast. The property is also conveniently located for the prestigious Weymouth & Portland National Sailing Academy, a world-class venue that hosted events during the London 2012 Olympics and continues to attract sailors and water sports enthusiasts from across the globe.



Beresford House, Portland, DT5 1FS

Approximate Ground Floor Area = 285.95 sq ft / 26.79 sq m
Approximate First Floor Area = 264.71 sq ft / 24.80 sq m
Approximate Total Area = 550.66 sq ft / 51.59 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Lounge / Kitchen
15'3" x 15'4" (4.65 x 4.69)

Bedroom
12'4" x 15'5" (3.77 x 4.70)

Ensuite Bathroom

Rent

The vendor has advised us that they currently pay £335.65 per month, with the service charge of £167 per month.

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: Apartment

Property construction: Standard

Tenure: Leasehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

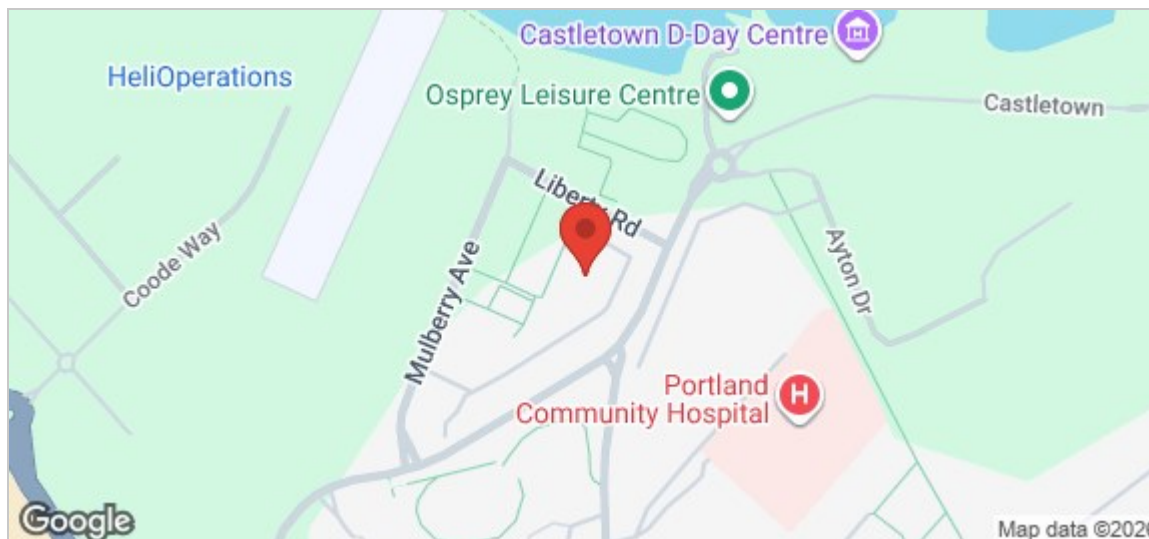
Heating Type: Gas

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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	