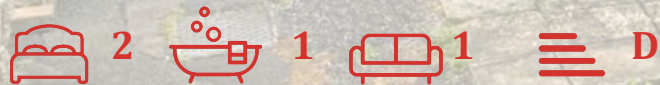




Castle Road
Portland, DT5 1AU



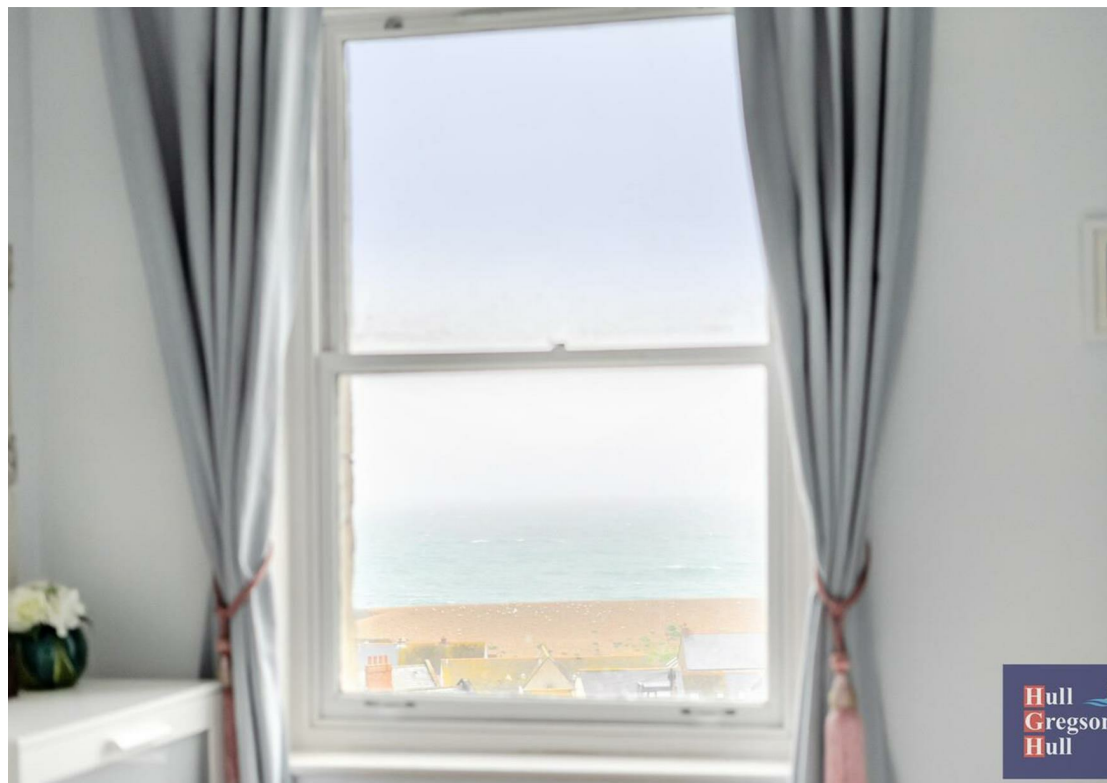
**Offers In Excess Of
£195,000 Leasehold -**



Castle Road

Portland, DT5 1AU

- Converted Police Station & Court Room
- First Floor Flat
- Two Double Bedrooms
- Stunning Front Aspect Sea Views
- Spacious Living Room
- Modern Fitted Kitchen
- Family Bathroom
- Rear Private Allocated Parking
- Ideal Investment or Holiday Let
- Viewings Highly Advised





Occupying a **FIRST FLOOR** position within the **FORMER POLICE STATION AND COURTROOM**, this impressive **TWO BEDROOM** apartment offers a rare opportunity to acquire a home that perfectly blends character, charm and generous living accommodation with breath taking **COASTAL VIEWS**.



The property enjoys stunning front-aspect views stretching across the coastline towards Chesil Beach, creating a truly spectacular backdrop to everyday living. The spacious living room is a particular highlight, providing an excellent entertaining and relaxation space from which the panoramic sea views can be fully



appreciated.

To the rear, the well appointed kitchen is fitted with a range of colour-coordinated wall and base units, complemented by ample work surface space and provision for a selection of freestanding domestic appliances.

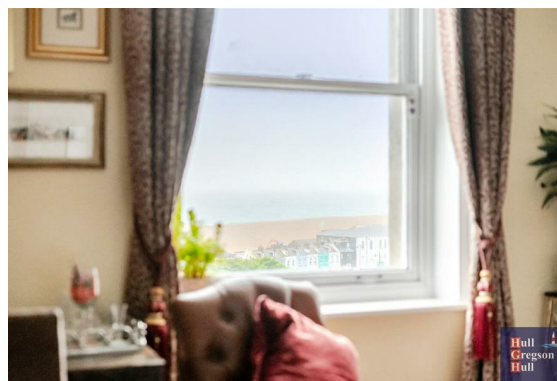
The principal bedroom is a generously sized double room positioned to the front of the property, also benefitting from the magnificent sea views. Bedroom two offers versatile accommodation, ideally suited as a guest bedroom, home office or hobby room.

Completing the accommodation is a contemporary bathroom, finished to a modern standard.

Externally, the property further benefits from a private allocated parking space located to the rear of the building.

Offering a unique combination of period character, spacious accommodation and outstanding coastal views, this superb apartment is likely to appeal to a wide range of purchasers, including those seeking a permanent residence, second home or investment opportunity.

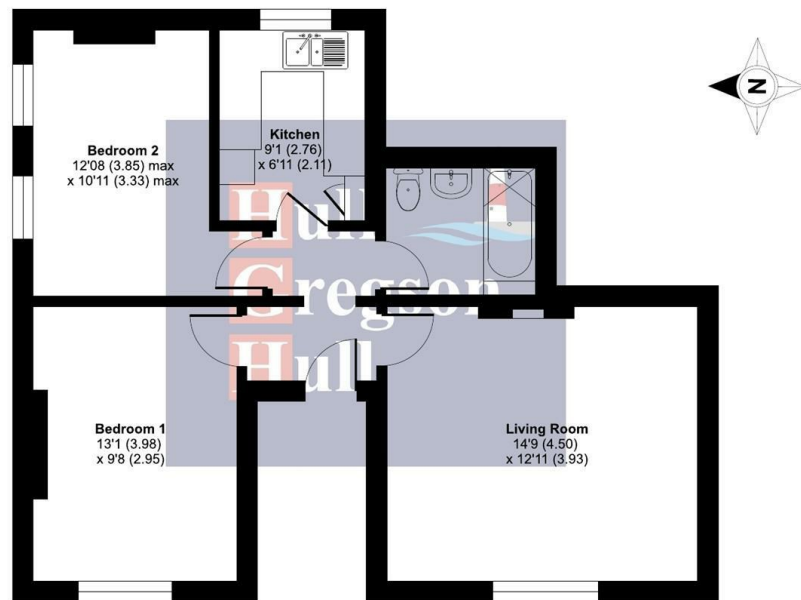
Situated in the heart of Fortuneswell, Portland, one of Dorset's most distinctive and historic coastal locations, the property is ideally positioned to enjoy everything the area has to offer.



Castle Road, Portland, DT5

Approximate Area = 605 sq ft / 56.2 sq m

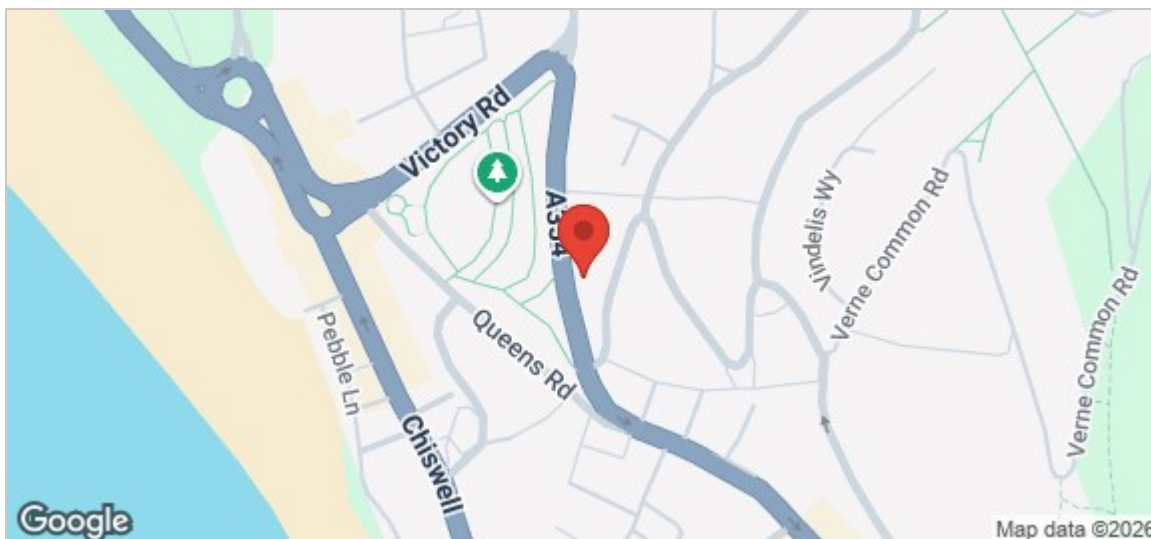
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1469133



Living Room

14'9 x 12'11 (4.50m x 3.94m)

Kitchen

9'1 x 6'11 (2.77m x 2.11m)

Bedroom One

13'1 x 9'8 (3.99m x 2.95m)

Bedroom Two

12'8 max x 10'11 max (3.86m max x 3.33m max)

Bathroom

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: Converted Flat

Property construction: Standard

Tenure: Share of Freehold - 999 Year Lease dated from 1997

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.gov.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	74

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	

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk