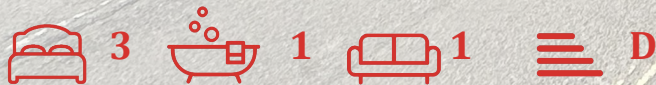




## Verne Common Road

Portland, DT5 1EJ



**Asking Price**  
**£160,000 Leasehold**

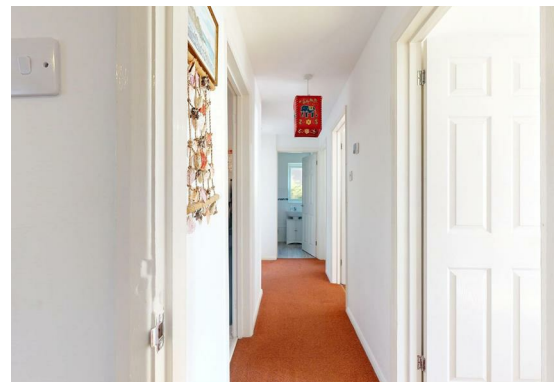
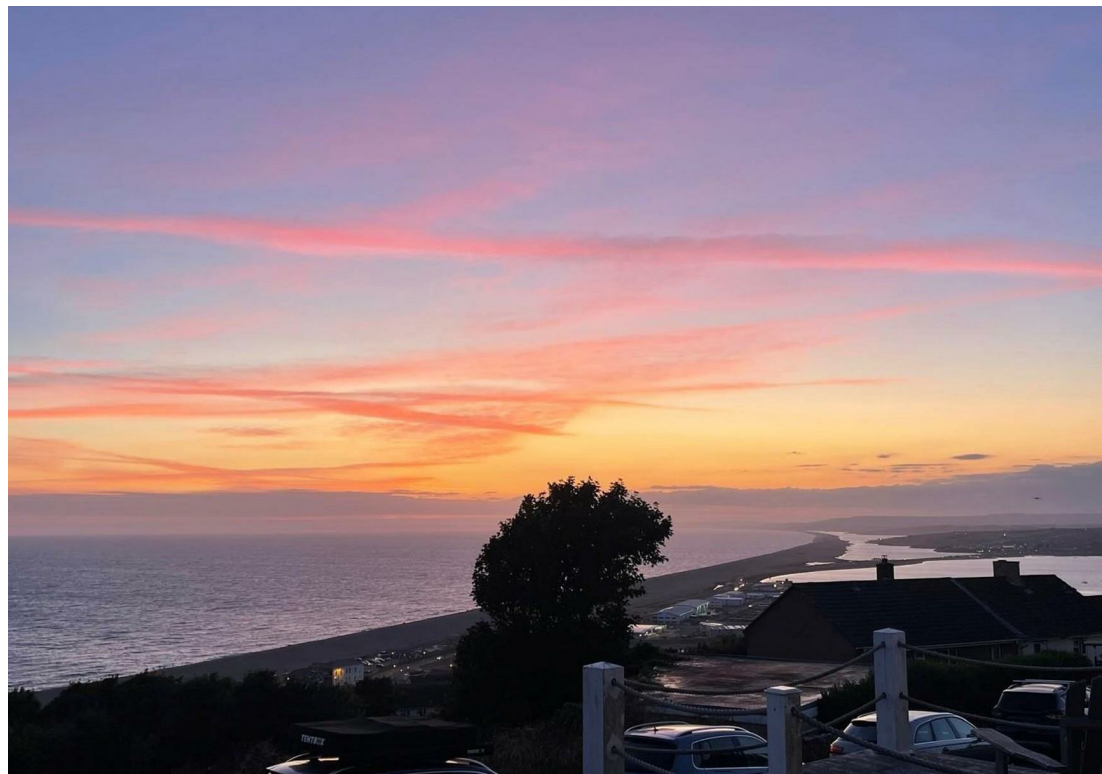


# Verne Common Road

Portland, DT5 1EJ

- Panoramic Sea Views Over Chesil Beach
- Spacious Ground Floor Apartment
- Off Road Parking
- Surrounding Private Garden
- Three Bedrooms
- Light And Airy Accommodation
- Modern Fitted Kitchen
- Low Maintenance Costs
- Within Close Proximity To Public Transport
- Ample Internal Storage





An INCREDIBLY POSITIONED ground floor apartment offering THREE BEDROOMS, OFF-ROAD PARKING and PRIVATE GARDEN is now available with NO FORWARD CHAIN providing the most incredible PANAROMIC SEA VIEWS.

This ideal first time buy or second home in brief comprises a living room, modern kitchen, three bedrooms, family bathroom, ample storage, private entrance, off-road parking and private garden.



Access is gained to the property via the private entrance to the rear of the property via a uPVC door. Immediately the inner hallway provides ample storage via two separate cupboards. At the front of the property is the light and



airy and living room, the sliding patio doors lead out onto to garden as well as providing a specular outlook towards Chesil Beach and Portland coastline. Stepping back into the hallway this leads onto the master bedroom which is a generous double room providing ample space for surrounding furniture.

Next, the kitchen which is modern and conveniently fitted with an array of base and wall units with worktops over. In addition there is undercounter plumbing and space for various white goods. Stepping down the hall you are met with two bedrooms, one doble room and the other a large single room. Both bedrooms enjoy fantastic sea views over the coastline!

Finally, to complete the interior is a great sized and well presented family bathroom, partly tiled and with an inset bath, low level WC and pedestal hand wash basin.



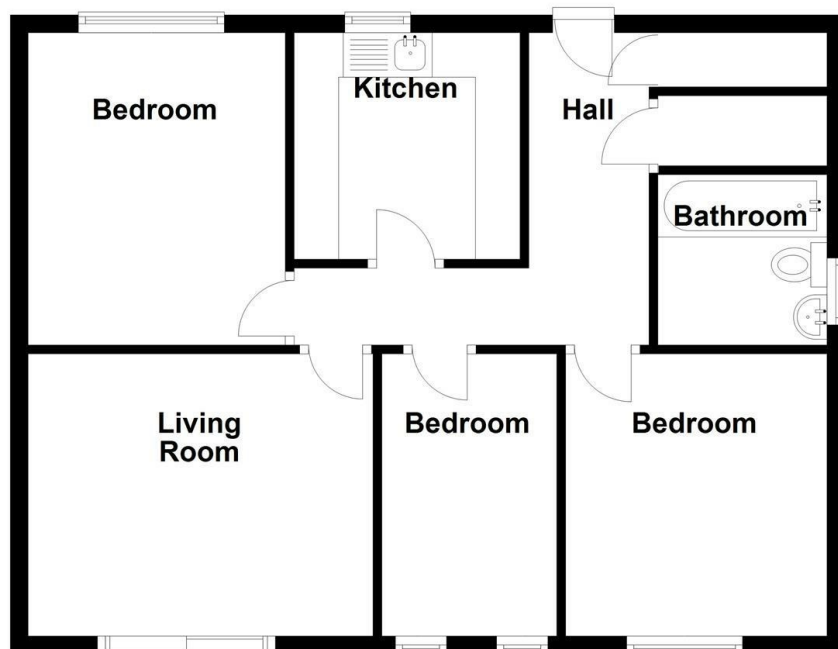
To the exterior the property boasts a brilliant wrap around private garden which enables you to chase the sunshine all day. The main entrance provides a shared access and storage area. In addition there is off-road parking for one vehicle.

The apartment benefits from a very reasonable service charge and ground rent.

Please call the team now to enquire on this fantastic apartment enjoying Dorset's spectacular coastline!

## Ground Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 60.9 sq. metres (655.4 sq. feet)

### Hallway

### Living Room

12'8" x 10'5" (3.87 x 3.18)

### Kitchen

7'6" x 7'5" (2.29 x 2.27)

### Bedroom One

11'6" x 9'5" (3.51 x 2.89)

### Bedroom Two

10'5" x 9'7" (3.18 x 2.94)

### Bedroom Three

10'5" x 6'5" (3.18 x 1.98)

### Bathroom

7'3" x 6'0" (2.23 x 1.84)

### 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 Apartment  
Property construction: Standard Construction  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating

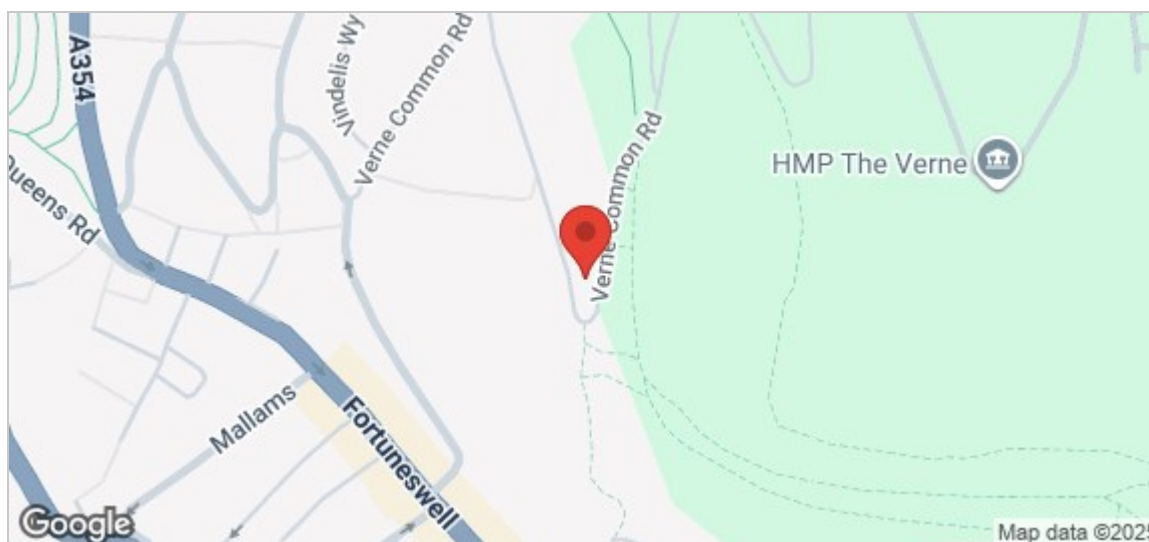
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.  
checker.ofcom.org.uk/

### 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.

### Lease

The Vendor has informed us that there is 99 year lease from 2016, the annual service charge is shared as of when works are required, the annual ground rent is £200 per annum and that pets are permitted.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive	

12 Easton Street, Portland, Dorset, DT5 1BT

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