



**Coronation Road**

Portland, DT5 1EZ



**Offers In Excess Of  
£90,000 Leasehold**



## Coronation Road

Portland, DT5 1EZ

- Two Bedroom Ground Floor Apartment
- Cash Buyers Only - Non Standard Construction
- Well Presented Throughout
- No Forward Chain
- Spacious Double Bedrooms
- Large Garden to Rear
- Sea Glimpses
- Short Stroll to Chesil Beach
- Outhouse to Rear
- Modern Kitchen





**\*\* CASH BUYERS ONLY - NON STANDARD CONSTRUCTION\*\***

A TWO BEDROOM GROUND FLOOR FLAT, of NON-STANDARD CONSTRUCTION, offers BRIGHT AND SPACIOUS LIVING with a flowing layout, a welcoming LIVING ROOM, MODERN KITCHEN WITH GARDEN ACCESS, and a CONTEMPORARY SHOWER ROOM. Benefitting from its own PRIVATE GARDEN and a LARGE EXTERNAL SHED, this home provides PRACTICAL, COMFORTABLE AND VERSATILE LIVING in a convenient setting.

Stepping through the front door, you arrive in a welcoming entrance area that sets the tone for this well-arranged home.



To your right, the living room offers a bright and comfortable environment, perfect for both everyday relaxation and more sociable occasions. A large window fills the room with natural light, creating an inviting atmosphere from morning through to evening.

Leading on from the living room, the kitchen sits at the rear of the property. Its practical layout provides plenty of room for cooking and storage, while a door to the garden makes outdoor dining or simply enjoying fresh air wonderfully convenient.

Returning to the hallway, you move into the quieter side of the home where the bedrooms are thoughtfully positioned.

Bedroom One is a generous double, offering ample space for furniture and a calm ambience ideal for rest.

Next door, Bedroom Two provides excellent flexibility—perfect as a guest room, children's room, or a dedicated home office depending on your lifestyle.

Centrally located is the modern shower room, fitted with a clean, contemporary suite and designed for easy everyday use.

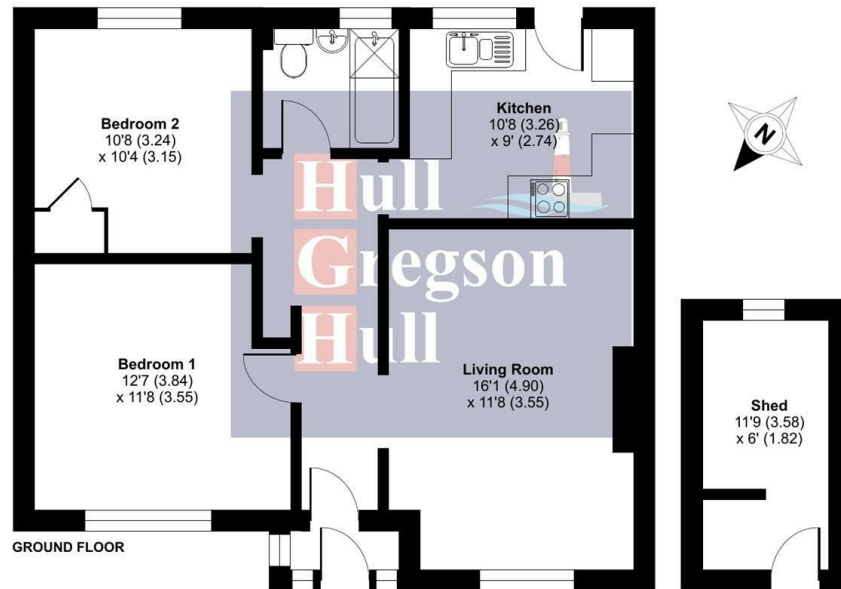
Outside, the property benefits from a large external shed, offering valuable storage for garden equipment, hobbies, bicycles, or seasonal items—helping to keep the main home beautifully organised.

Overall, this property offers a flowing, easy-to-navigate layout, well-balanced rooms, and a charming connection between indoor and outdoor living - making it an ideal choice for a variety of buyers



## Coronation Road, Portland, DT5

Approximate Area = 698 sq ft / 64.8 sq m  
Shed = 70 sq ft / 6.5 sq m  
Total = 768 sq ft / 71.3 sq m  
For identification only - Not to scale



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 Ltd. REF: 1420562

**Kitchen**  
10'8 x 9 (3.25m x 2.74m)

**Living Room**  
16'1 x 11'8 (4.90m x 3.56m)

**Bedroom One**  
12'7 x 11'8 (3.84m x 3.56m)

**Bedroom Two**  
10'8 x 10'4 (3.25m x 3.15m)

**Shed**  
11'9 x 6 (3.58m x 1.83m)

### Lease & Maintenance

The vendor has advised us that the lease was 125 years from 2019, Aster are the freeholder and that the service charge for 2026/2027 are £1023. Please check this information with your solicitor.

### Additional information

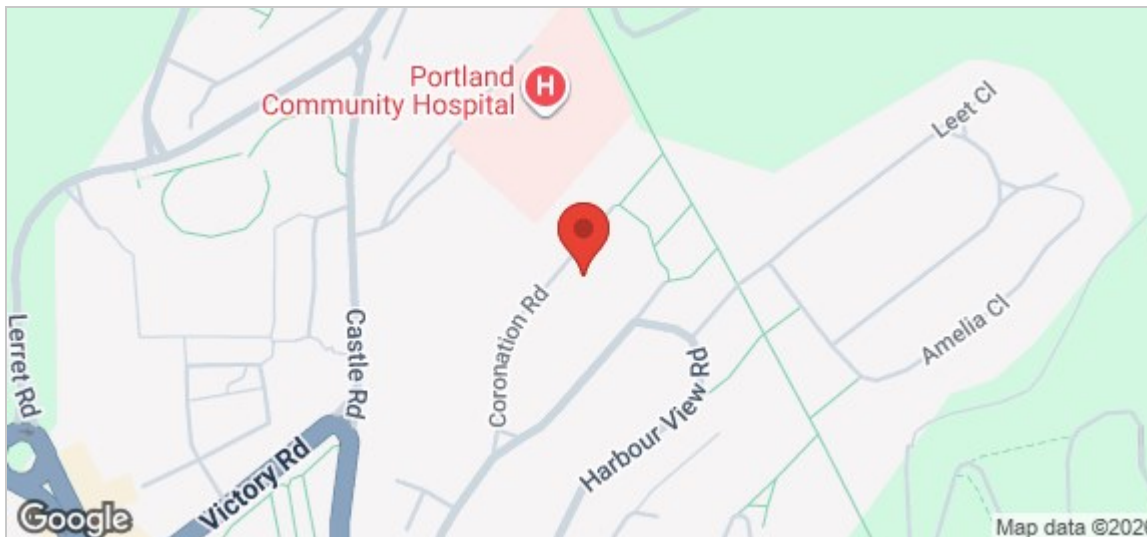
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Flat  
Property construction: Non 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. 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 <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 2002/91/EC |           |