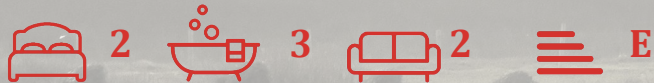




Maritime House

Portland, DT5 2NT



Offers In Excess Of
£265,000 Leasehold

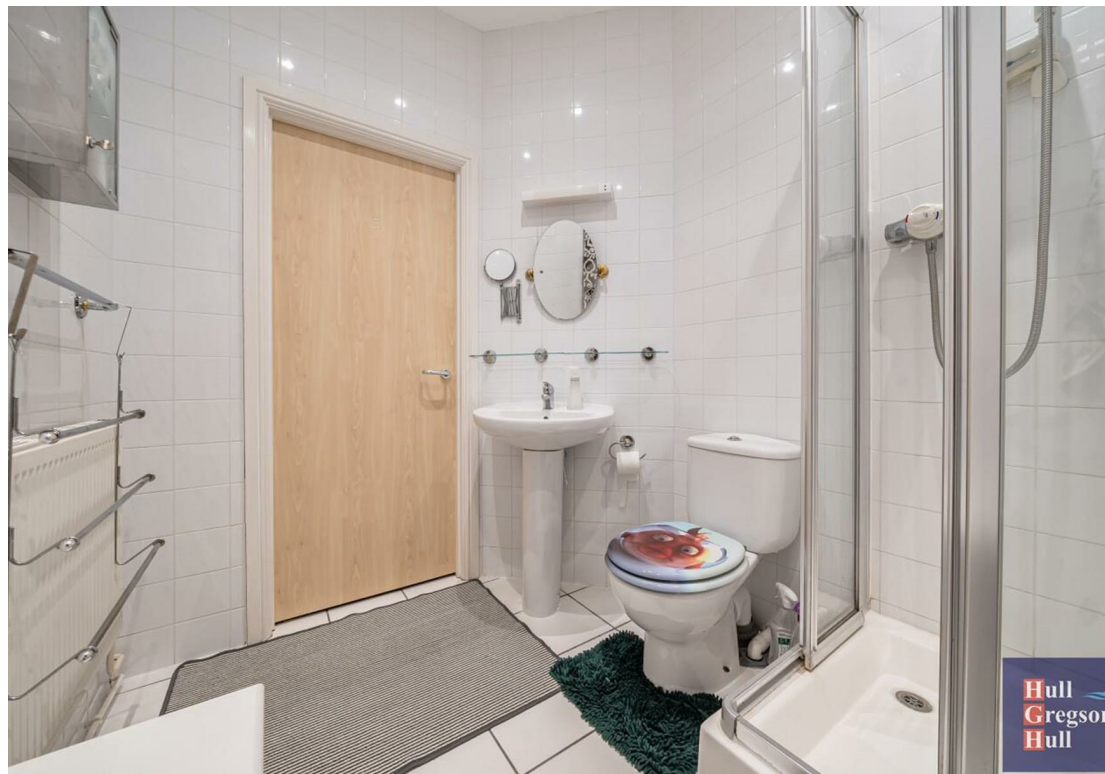


Maritime House

Portland, DT5 2NT

- *STUNNING PANORAMIC SEA & COASTAL VIEWS*
- Penthouse Apartment
- Spacious Open Plan Living
- Two Double Bedrooms
- Two En-Suite Bathrooms
- Separate WC
- Conservatory & Roof Terrace
- Allocated Parking
- No Forward Chain
- High Ceilings





STUNNING PENTHOUSE WITH PANORAMIC SEA VIEWS

A fantastic opportunity to purchase a piece of history with this extraordinary penthouse apartment with the luxury of unimpeded, 180 degree SEA VIEWS, SOUTH FACING roof terrace, expansive open plan living accommodation and two double bedrooms.



Boasting views from EVERY window in the property, this unapparelled apartment was formerly a boardroom for the Ministry of Defences' Admiralty Underwater Weapons Establishment, playing a crucial role in conversations surrounding research into under water



weapons and detection systems.

A door leads through into the entrance vestibule which provides access to all accommodation.

A sizeable, light and airy open plan reception area with well proportioned kitchen dominates the front of the property with unusually large, south westerly aspect window. This wonderful space has a real feeling of grandeur due to it's exceptionally tall ceilings, ample light and sea views.

The kitchen consists of ample wood effect, shaker style units complimented with a grey countertop with matching floor and wall tiles.



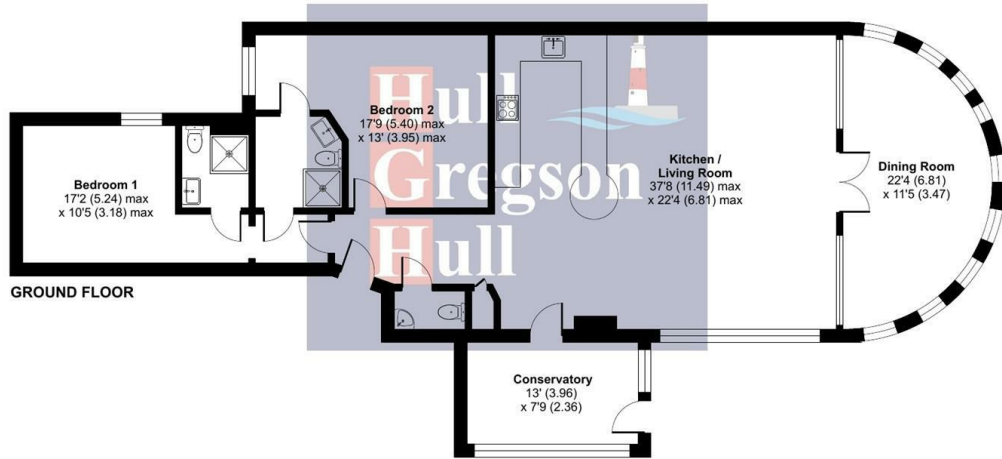
The viewing room is currently utilised as a dining area, boasting ample space for a table as well as 180 degree sea views from East to West.

To the rear are two generously proportioned double bedrooms both with ensuite shower rooms.

Completing the property is a sun room which opens out onto a south facing roof terrace with summer house and far reaching views to include Portland Bill Lighthouse.

Maritime House, Portland, DT5

Approximate Area = 1448 sq ft / 134.5 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). © rixhocom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1408472



Kitchen/Living Room

37'8 max x 22'4 max (11.48m max x 6.81m max)

The Viewing Room/Dining Room

22'4 x 11'5 (6.81m x 3.48m)

Conservatory

13' x 7'9 (3.96m x 2.36m)

Bedroom One

17'2 max x 10'5 max (5.23m max x 3.18m max)

Bedroom One En-suite

Bedroom Two

17'9 max x 13' max (5.41m max x 3.96m max)

Bedroom Two En-suite

Roof Terrace

29'11" x 19'11" (9.14m x 6.09m)

Lease Information

The vendor has advised us that there are 103 years remaining on the lease, that the maintenance charge is £515 per quarter + £175 insurance per quarter paid to Compass Estates limited and that the quarterly bills are paid to Estate utilities Ltd. Please check the accuracy of the above with your solicitor before any fees are spent.

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: Non Standard
- 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. <https://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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A				(12 plus) A			
(11-11) B				(11-11) B			
(10-10) C				(10-10) C			
(9-9) D				(9-9) D			
(8-8) E				(8-8) E			
(7-7) F				(7-7) F			
(1-6) G				(1-6) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			