

### 3 The Old Rectory

Old Hill Portland, DT5 1LQ



Asking price  
£225,000 Leasehold





# The Old Rectory

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- Stunning Sea Views
- Three Bedroom Apartment
- Sizeable Accomodation
- High Ceilings
- Feature Fireplaces
- Ensuite to Primary
- Garage
- Requires Modernisation
- Georgian Era
- Grade Two Listed



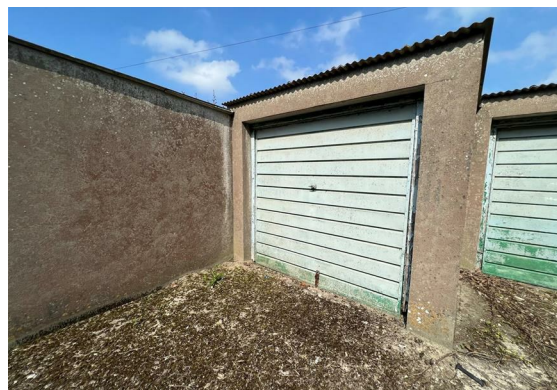




\*\*\*\* CASH BUYERS ONLY \*\*\*\*

An EXTREMELY RARE opportunity to purchase this wonderfully positioned, THREE bedroom, PENTHOUSE APARTMENT built in the Georgian period with far reaching SEA VIEWS towards Chesil Beach, Weymouth Bay & Portland Harbour. Offered with NO FORWARD CHAIN! This Grade II listed property is exceptionally spacious and requires some modernisation,

but would make a superb main residence or holiday home!



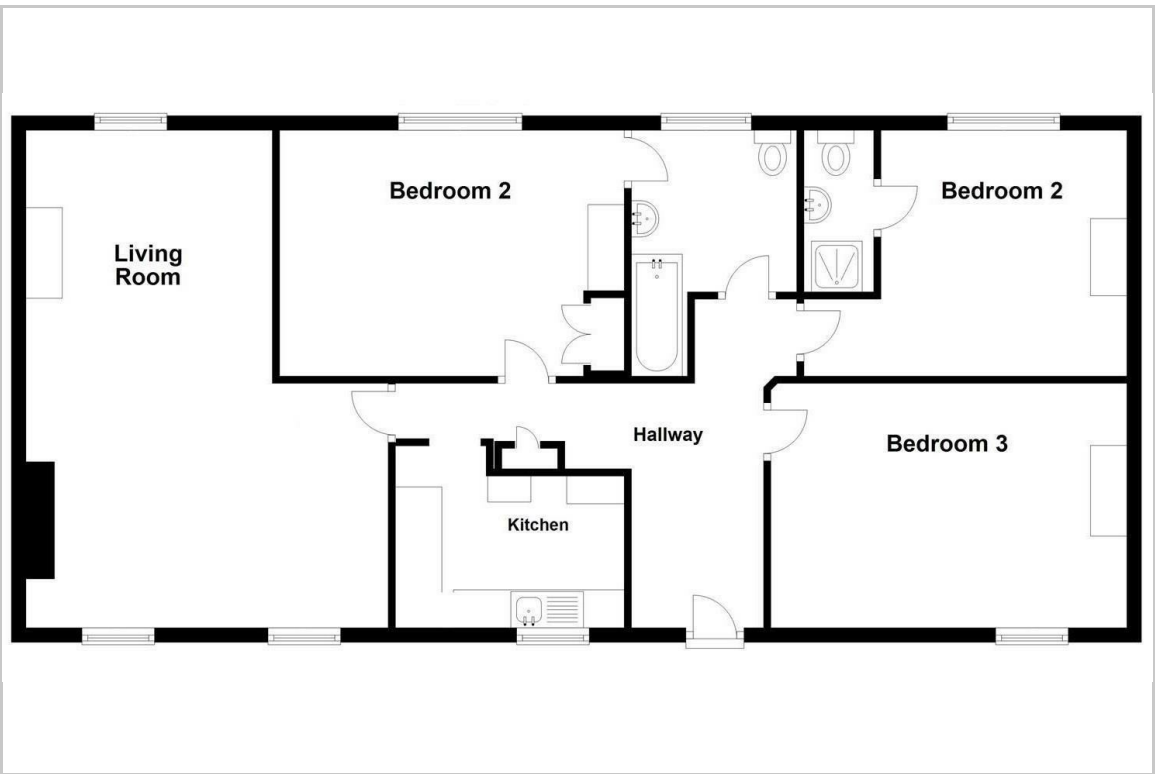
The accommodation comprises three double bedrooms, with the main bedroom benefitting from an ensuite shower room. The main bedroom and secondary bedroom have the most fantastic sea view towards Chesil Beach and Fortuneswell.

A kitchen comprises a range of wall and base level units, with space for appliances. The bathroom is of generous proportions and comprises a panelled bath, low level W.C and wash hand basin. Sea views are also visible from the bathroom.



The main attraction, is the exceptionally spacious Living Room/ Diner. This living space is double aspect, allowing for plenty of natural light and once again, benefits from a breath taking sea view!

The position of this property is simply unmatched as it is situated on a private road, perfect if you're looking for peace and tranquillity. The property also benefits from a garage with up and over door.



**Living / Dining Room**  
25'3" m x 18'8" > 11'9" (7.7 m x 5.7 > 3.6)

**Kitchen**  
8'10" x 9'4" (2.7 x 2.86)

**Bedroom One**  
11'1" x 12'5" (3.4 x 3.8)

**Bedroom Two**  
15'5" x 11'10" (4.7 x 3.62)

**Bedroom Three**  
11'10" x 14'2" (3.63 x 4.32)



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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