



**1A The Old Rectory Old Hill**

Portland, DT5 1LQ



**Asking Price**  
**£125,000 Leasehold**

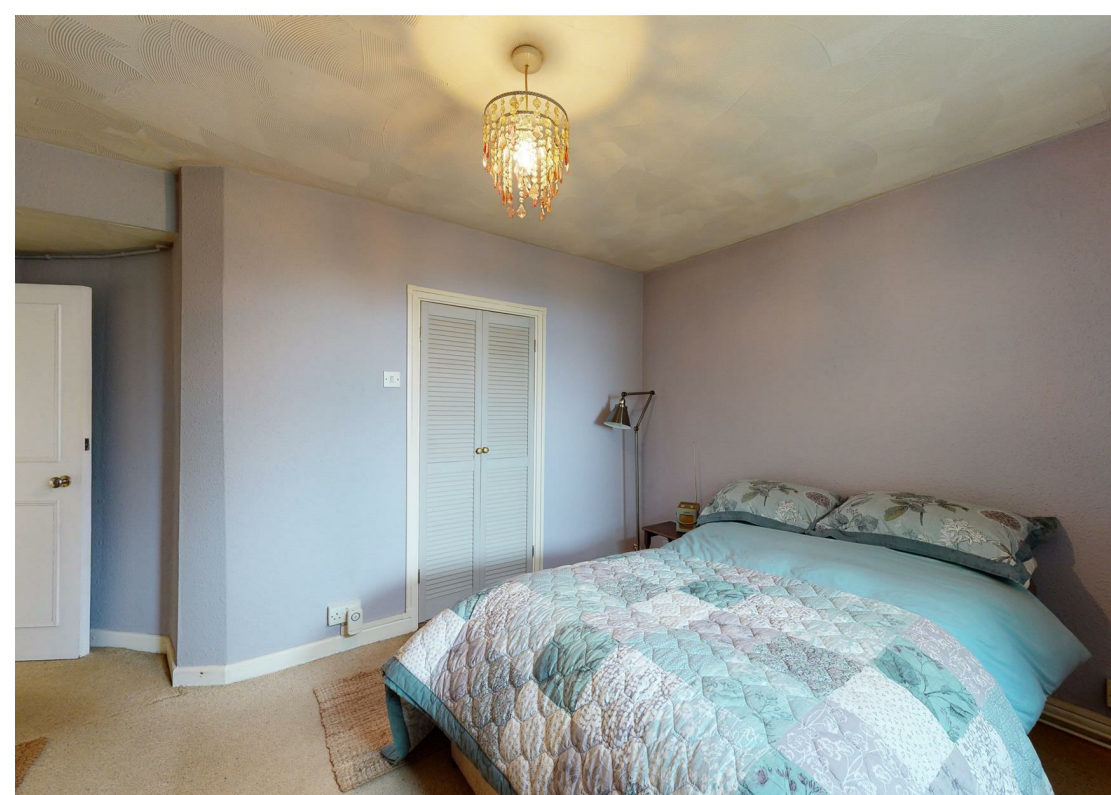




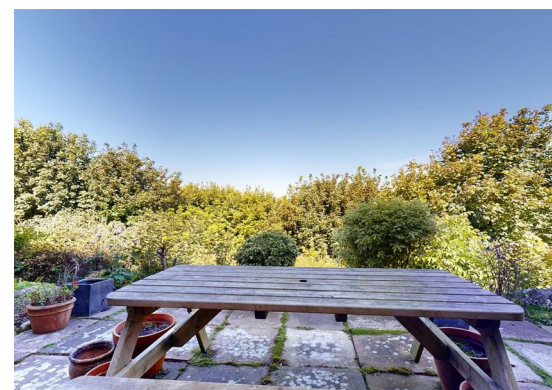
# Old Hill

Portland, DT5 1LQ

- Set in 17th Century Old Rectory
- Historic Character property
- Cosy Living Room
- No Onward Chain
- Private Entrance
- Large Walk-in Cupboard
- Generously-sized Bathroom
- Close to Amenities
- Close to Coastal Walks
- 3D Virtual Tour Available







Set within the historic 17th century OLD RECTORY and offered with NO ONWARD CHAIN on the picturesque Isle of Portland, this charming ONE BEDROOM lower ground floor apartment offers a unique opportunity to own a CHARACTER-FILLED home in an enviable coastal setting. Boasting its own PRIVATE ENTRANCE, the apartment provides a sense of independence rarely found in similar properties. The accommodation is surprisingly SPACIOUS and well proportioned throughout, blending PERIOD CHARM with comfortable modern living. Rich in character and atmosphere, the property is ideally positioned for those wishing to enjoy



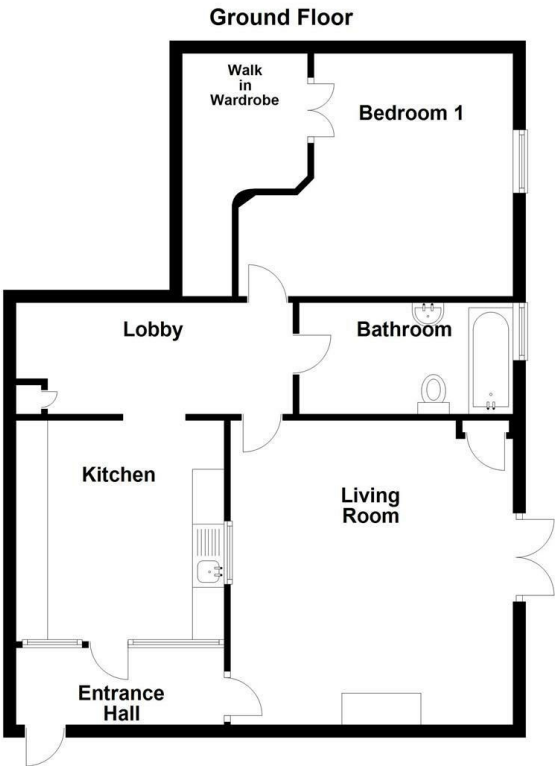
the island's renowned COASTAL WALKS and scenic surroundings. Perfectly located for lovers of the outdoors, history and coastal living, this delightful apartment would make an ideal main residence, second home or investment opportunity.

Upon entering the flat, you are greeted by sizeable vestibule with access to the reception room and kitchen. The living room is a well proportioned but cosy space, boasting access out to a private patio, original Flagstone Flooring and a feature fireplace, that serves as a centrepiece. The kitchen is thoughtfully designed, with sleek, granite effect countertops, modern appliances, and ample cabinet space. A lobby separates the living room from the bedroom, a useful space can be utilised as a study or reading area. Leading off the lobby is generously sized bathroom with low level WC, pedestal wash hand basin and panel closed bath with shower over. A double bedroom completes the property with an unusually large walk in cupboard and ample space for a bed.



This property enjoys the benefit of it's own private entrance as well as being unique and in a private setting.

There is an option to purchase a garage from the Freeholder in the nearby block for an extra £10,000.



**Living Room**  
15'7" max x 14'0" (4.77m max x 4.28m)

**Kitchen**  
11'0" x 10'7" (3.37m x 3.23m)

**Lobby**  
14'1" x 7'8" (4.31m x 2.35m)

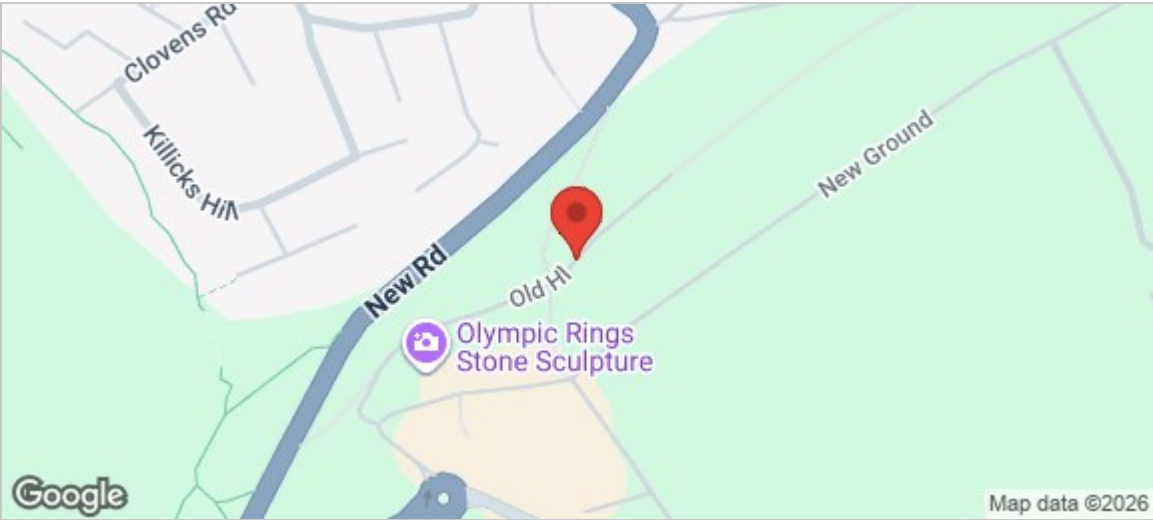
**Bedroom 1**  
12'4" x 9'5" + walk-in cupboard (3.77m x 2.89m + walk-in cupboard)


**Bathroom**  
10'0" x 6'7" (3.06m x 2.02m)


**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: 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. [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)



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 	

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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.