

Portland Bill

Portland., DT5 2JT

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Offers In Excess Of
£65,000 Freehold

Hull Gregson Hull

Portland Bill

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- Sizeable Detached Chalet
- Small, Quiet Field with a Great Community
- Full Size Kitchen with Gas Cooker, and Small Gas Fridge
- Shower Room, with Gas Powered Shower
- Held on an Annual Licence Agreement
- Short Stroll to Pulpit Inn & Lobster Pot Cafe
- Perfect Coastal Retreat, with Views of Portland Bill Lighthouse.
- Ideal for Star Gazing, or Storm Watching
- Solar Panel
- Well Cared For

















Nestled in one of Portland's most sought-after coastal locations, this charming beach hut offers the perfect seaside retreat, just moments from the stunning scenery and dramatic coastline of Portland Bill.

As we step inside, you're welcomed into a bright and versatile open-plan living and dining area. The main room provides ample space to relax, entertain, or simply unwind after a day exploring the coast. Large windows allow plenty of natural light to flood the space, creating a light and airy atmosphere throughout. The dual aspect also provides stunning views of the Bird Observatory, as well as Portland Bill Lighthouse.



To one side of the room is the fitted kitchen area, thoughtfully arranged with work surfaces, storage cupboards, a sink, and cooking facilities, making it ideal for preparing refreshments and enjoying seaside lunches with family and friends.

Moving through the accommodation, there is a separate room providing flexible space that can be used for seating, storage or hobbies, depending on individual requirements.

The property also benefits from a shower room, providing added convenience and practicality for longer days by the coast.

The property has the added benefit of a fully working aerial on the roof.



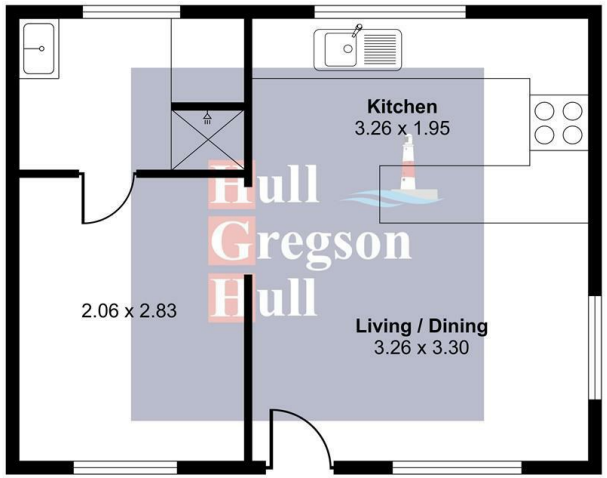
What truly sets this beach hut apart, however, is its exceptional location. Situated at Portland Bill, you'll find yourself surrounded by breathtaking coastal views, renowned walking routes, and some of Dorset's most spectacular scenery. Whether you're looking for a peaceful escape, a base for outdoor adventures, or simply somewhere to enjoy the fresh sea air, this wonderful beach hut offers an opportunity to embrace coastal living at its very best.

** PLEASE NOTE, DUE TO THE LICENCE AGREEMENT OVERNIGHT STAYS ARE NOT PERMITTED **

Beach Hut 14, Field 762, Portland Bill, Portland, DT5 2JT

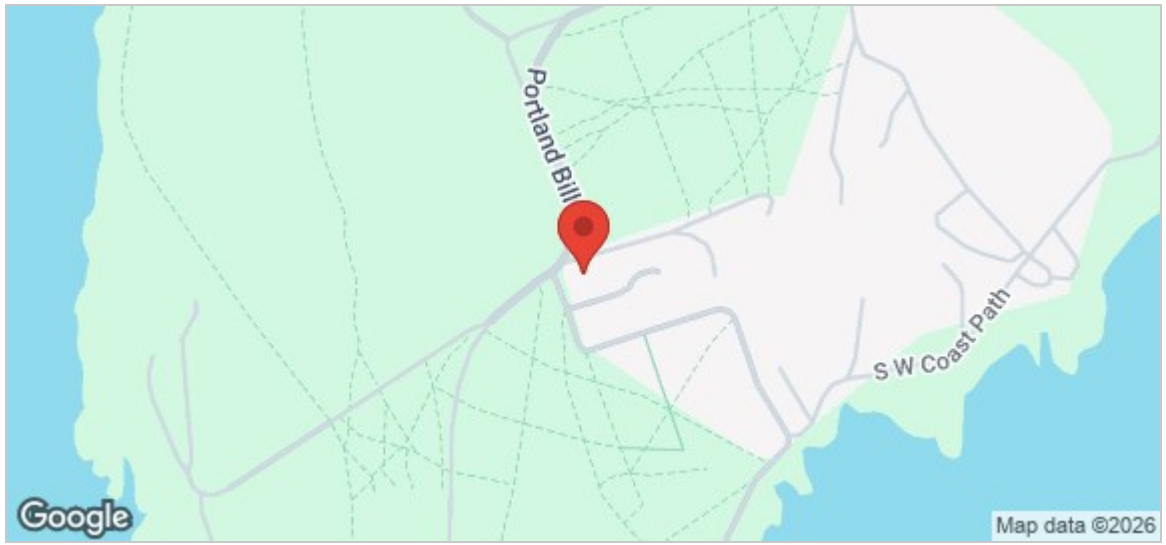
Approximate Total Area =243.90 sq ft / 22.85 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Zoom MARKETING



Living Dinning

10'8" x 10'9" (3.26 x 3.30)

Kitchen

10'8" x 6'4" (3.26 x 1.95)

Additional Room

6'9" x 9'3" (2.06 x 2.83)

Shower Room

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: Hut
Property construction: Non Standard
Tenure: Annual Licence Agreement
Electricity: Solar
Water & Sewage: Bottled & Chemical WC
Heating Type: None
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Licence

Beach Huts are held on an Annual licence which is £575 per annum for 2027/2028.

Future Alterations

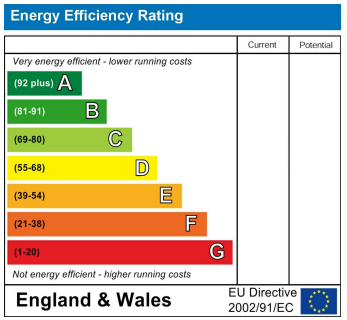
Any hut alterations, extensions or reconstructions are subject to the relevant planning permission and the field owner's permission.

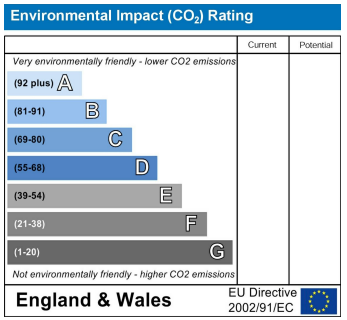
Future Sales

Should you re-sell the hut, a transfer fee of 10% of the final sale price is payable to the Field Owner.

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.





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