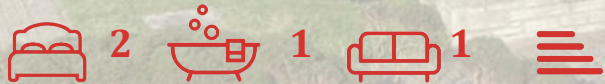




**Grangecroft Road**

Portland, DT5 2AG



**Asking Price**  
**£140,000 Leasehold**



# Grangecroft Road

Portland, DT5 2AG

- Offered For Sale With No Onward Chain
- Modern Purpose Built Flat
- Situated On The First Floor
- Two Double Bedrooms
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Family Bathroom
- Allocated Parking Space
- Ideal First Time Buy or Investment
- Viewing Highly Advised





Offered for sale with NO ONWARD CHAIN is this modern purpose built TWO DOUBLE bedroom flat. Positioned on the FIRST FLOOR the flat benefits from a front aspect LIVING ROOM with stunning VIEWS, a modern fitted kitchen and FAMILY SHOWER ROOM. Externally there is the added benefit of an ALLOCATED PARKING SPACE. Viewings come highly advised to appreciate the size, space and accommodation on offer. The flat appeals to FIRST TIME BUYERS or INVESTORS.



Situated on the first floor of a purpose built modern building and offered to the market with no onward chain, this well presented flat enjoys stunning coastal views and well proportioned accommodation throughout.

Accessed via a secure entry phone system, stairs rise to the first floor where the apartment is located. The accommodation opens into a welcoming entrance hall, from which a modern fitted shower room is conveniently positioned.

To the front of the property is a bright and spacious open plan living room, featuring two large windows that flood the space with natural light while offering beautiful views across the coast and out to sea. The living area flows seamlessly into the adjoining kitchen, creating an ideal space for both everyday living and entertaining.



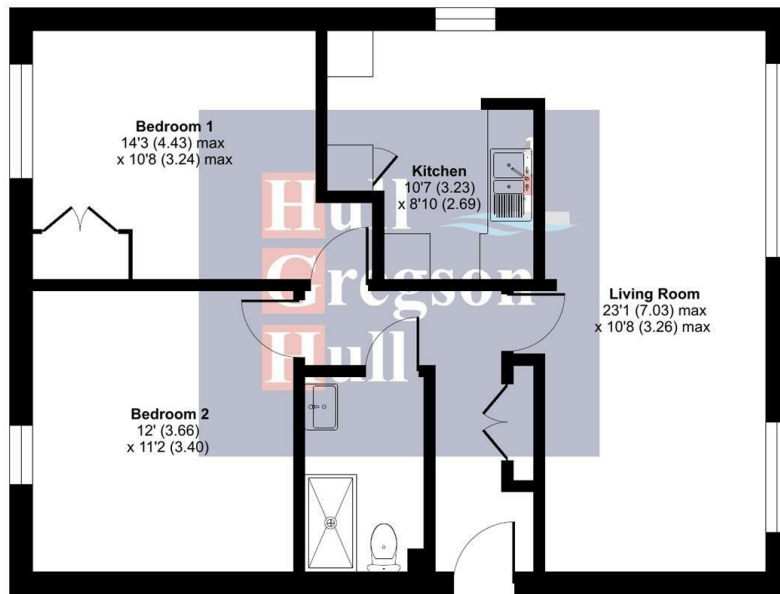
The property further benefits from two generous double bedrooms, both enjoying a rear aspect. Bedroom one features a built-in double wardrobe, providing excellent storage.

Externally, the apartment benefits from an allocated parking space to the front of the building, along with access to a low-maintenance communal rear garden.

This attractive apartment would make an ideal main residence, holiday home or investment opportunity, and early viewing is highly recommended to appreciate the location, views and accommodation on offer.

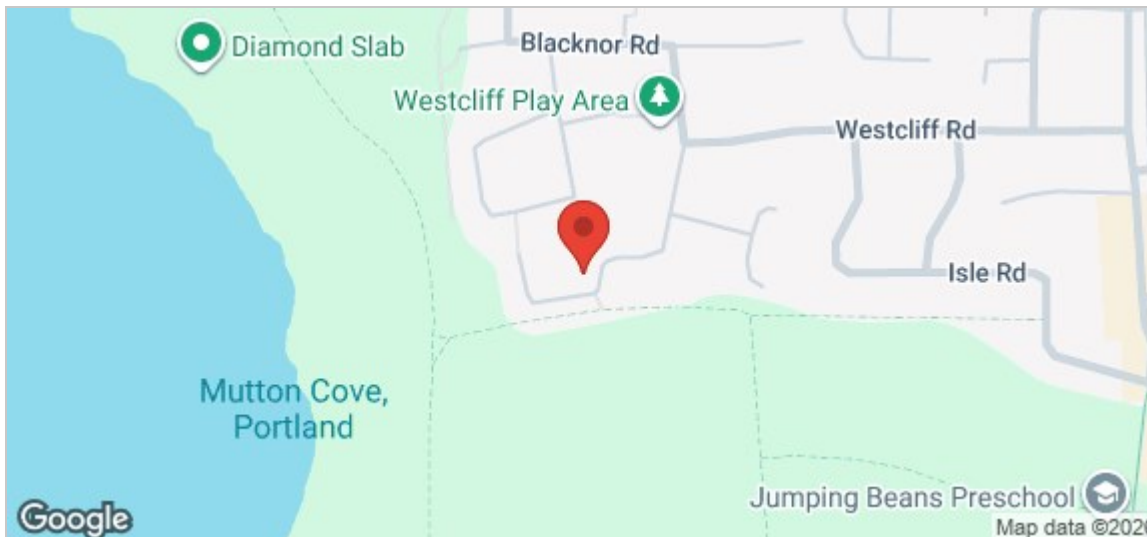
## Grangecroft Road, Portland, DT5

Approximate Area = 725 sq ft / 67.3 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1409976



### Living Room

23'1 max x 10'8 max (7.04m max x 3.25m max)

### Kitchen

10'7 x 8'10 (3.23m x 2.69m)

### Bedroom One

14'3 max x 10'8 max (4.34m max x 3.25m max)

### Bedroom Two

12' x 11'2 (3.66m x 3.40m)

### 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: Purpose Built Flat

Property construction: Standard

Tenure: Leasehold, with a 99 year lease from new with 82 years remaining, pets available upon written consent from the freeholder, an annual service charge of £1,714.40

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/)

### 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive		
	2002/91/EC		

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