# Fortuneswell

**Portland, DT5 1FX**

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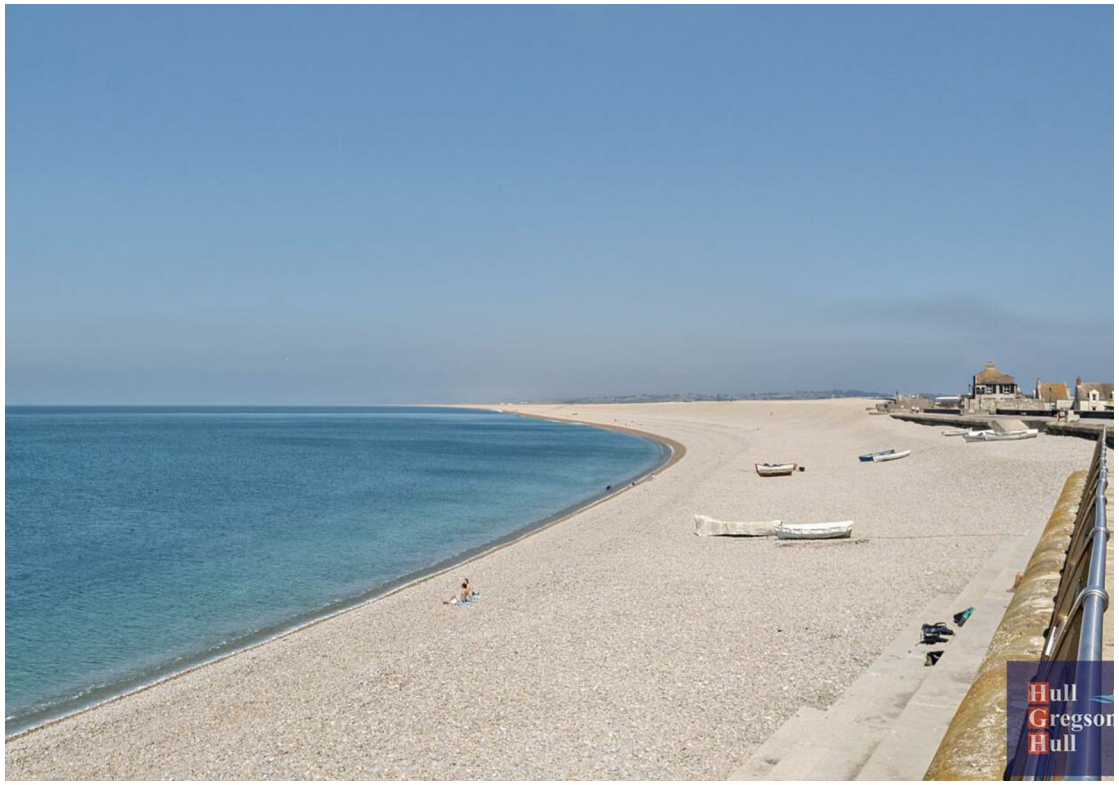
**Offers In Excess Of**
**£120,000 Leasehold**

Hull Gregson Hull

# Fortuneswell

Portland, DT5 1FX

- Stunning Views Out To Chesil Beach
- Ideal First Time Buy Or Investment
- First Floor Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Modern Fitted Shower Room
- Light & Airy Accommodation
- Beautiful Coastal Walks Close By
- Highly Popular Residential Location
- Viewings Highly Advised



Attention FIRST TIME BUYERS AND INVESTORS, a light and airy FIRST FLOOR one bedroom apartment. This WELL PRESENTED apartment benefits from a OPEN PLAN LOUNGE/KITCEHN, double BEDROOM and MODERN FITTED SHOWER ROOM. Offering beautiful SEA VIEWS out toward CHESIL BEACH viewings come highly advised to appreciated the size, accommodation and views on offer. Positioned in the ever popular residential location of FORTUNESWELL.

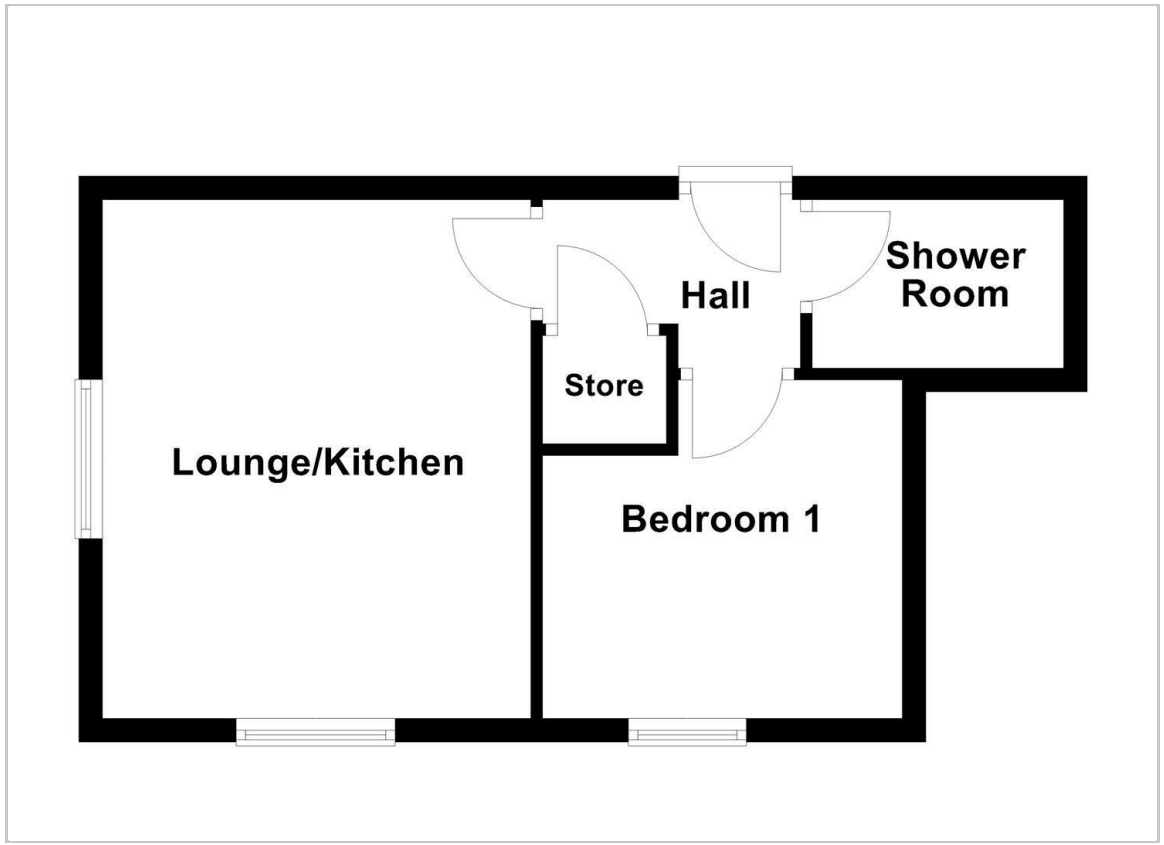
Access is gained via the buildings secure entry system, once inside the communal entrance hall, stairs rise to the first floor where the apartment is located. Upon entering the property you are greeted by the open plan lounge/kitchen. This lovely open plan space offers dual aspect windows, which allows ample amounts of natural light to flood the room, and the stunning far reach sea views can be enjoyed. The modern fitted kitchen offers a selection of eye and base level colour matching cupboards and integral fridge/freezer, dishwasher, oven, hob and extractor fan.

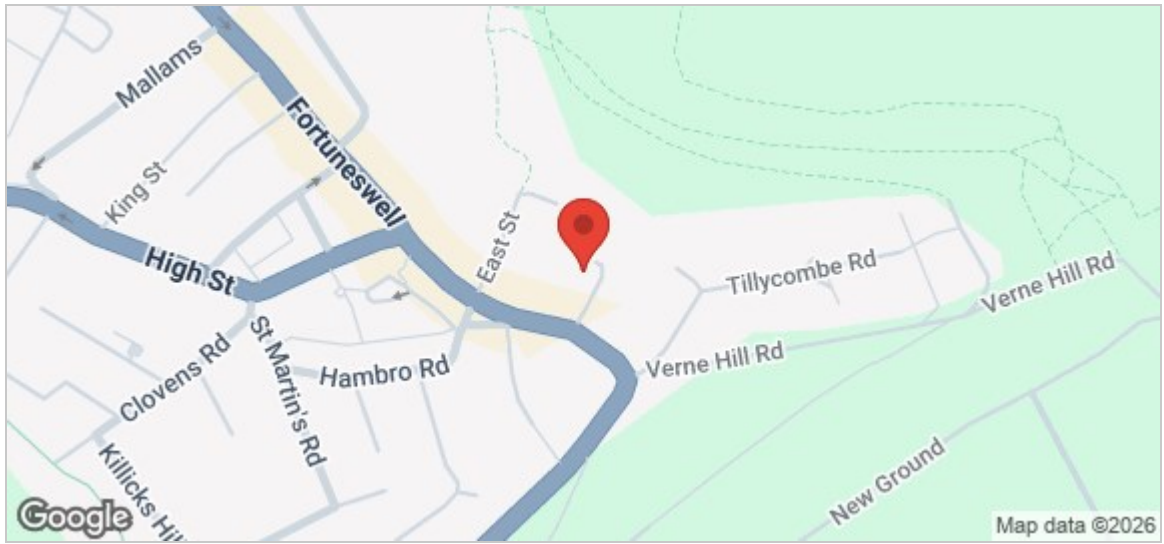
The bedroom is of a double size, with picture window where the beautiful sea views can be further enjoyed.

The modern fitted shower room comprises double walk-in shower cubicle, wash hand basin and WC.

The apartment is electrical heated and double glazed throughout. Viewings come highly advised to appreciate the size, space and views on offer. The property would appeal to any potential first time buyers or investors.

Situated in the ever popular location of Fortuneswell, Portland. It lies on sloping land on the northern edge of the island, known as Underhill, where Chesil Beach connects the island to the mainland. Adjoining Fortuneswell are Chiswell to the west and Castletown to the north. Fortuneswell has a main shopping street, and along with Easton, is the main hub of the island's activities.




**Lounge/Kitchen**
14'5 x 11'11 (4.39m x 3.63m)

**Bedroom One**
10'1 max x 9'6 max (3.07m max x 2.90m max)

**Shower Room**
8'7 x 4'6 (2.62m x 1.37m)

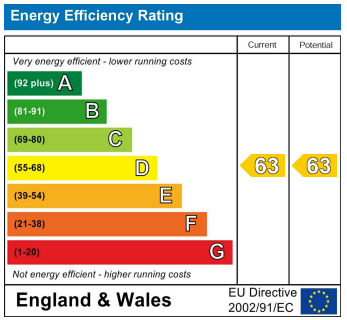
**Additional information**

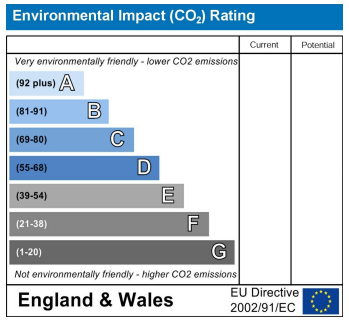
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Converted Apartment
Property construction: Standard
Mains Electricity
Tenure: Leasehold, 120 year lease from new in 2018 with 113 years remaining, annual ground rent of £175 and annual service charge of £700, holiday letting is permitted.
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
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.

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