



## 1 Maritime House

Portland, DT5 2NT



Asking Price  
£350,000 Leasehold

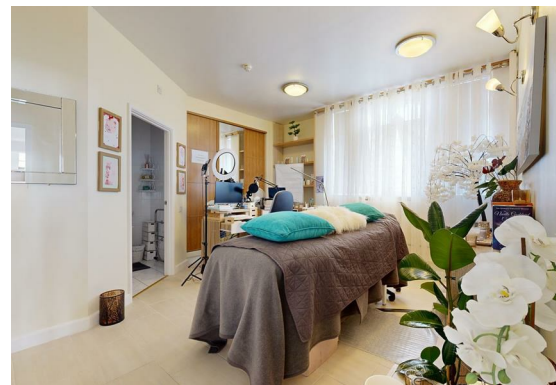


# Maritime House

Portland, DT5 2NT

- Panoramic Sea & Coastal Views
- Spacious Open Plan Living
- Two Double Bedrooms
- Two En-Suites
- High Ceilings
- View From Every Window
- Light And Airy
- Coastal Walks Nearby
- Well Presented Throughout
- Lift In Block





This stunning, FIRST FLOOR, bespoke apartment, offers 180 degree SEA VIEWS, a Southerly facing aspect and a tremendous amount of living accommodation.

The accommodation comprises a SPACIOUS, open/plan lounge/diner with huge 180 degree viewing window, offering sea views towards the historic Portland Bill lighthouse and Portland races. This particular room is both light, sizeable and offers versatile accommodation.



The main bedroom is of generous proportions and comes fitted with an ensuite shower room. Sea views can be seen from this bedroom. The



second bedroom is also of generous proportions and is currently configured as a working studio. There is a secondary ensuite bathroom, accessible from the second bedroom.

Completing the accommodation is a modern fitted kitchen with integrated appliances to include a eye level oven with grill, built in microwave and four ring electric hob and extractor hood. There is ample space for an American style fridge/freezer and space and plumbing for a respective washing machine and tumble-dryer.

Boasting views from EVERY window in the property, this unapparelled apartment was formerly a boardroom for the Ministry of Defences' Admiralty Underwater Weapons Establishment, playing a crucial role in conversations surrounding research into under water weapons and detection systems. Royalty has stood on the door step of this very building, with a visit from his late royal highness, Prince Phillip (as pictured with owner).



The property is located within Southwell Business Park, near the popular residential area of Southwell, on the Isle Of Portland. The area offers glorious coastal walk to Portland Bill, with sea views aplenty in the area. A local CO-OP convenience store is situated in nearby Weston.



**Lounge / Diner**  
27'5" x 20'2" (8.38 x 6.17)

**Kitchen**  
11'10" x 10'5" (3.62 x 3.18)

**Bedroom One**  
10'4" x 14'11" max (3.17m x 4.57 max)

**Ensuite Shower Room**  
7'6" x 5'0" (2.31 x 1.53)

**Bedroom Two**  
14'9" x 13'0" (4.50 x 3.98)

**Ensuite Bathroom**  
7'6" max x 8'2" (2.30 max x 2.49)

### 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 & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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: To be confirmed, possibly non standard construction.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

<https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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