







**Hull
Gregson
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Pennsylvania Way
Portland, DT5 1FJ

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Asking Price
£280,000 Freehold

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Pennsylvania Way

Portland, DT5 1FJ

- Short stroll to Church Ope Cove and South West Coast Path
- Pleasant 10 minute walk to Easton Square
- Triple glazed windows throughout
- Ensuite Shower Room
- Views over Pennsylvania Castle's mature, well-maintained grounds
- Perfect location for main home or holiday home
- Built to Eco-Friendly, Energy-efficient design
- Large appliance-integrated kitchen-diner, ideal for entertaining
- Owned parking space adjacent to property
- Courtyard Patio with Pergola





3D VIRTUAL TOUR AVAILABLE!

A rare opportunity to purchase a beautifully presented energy efficient home, overlooking the historic Pennsylvania Castle's manicured grounds. The property is less than ten minutes' walk from the popular village of Easton with cafes, shops, pubs and an excellent bus service to Weymouth (with its frequent, regular rail links to London). The property is on the famous open-top Jurassic Coast summer bus route which visits Portland Bill Lighthouse, Portland Sailing Academy and Portland Harbour (a world class water sports location and the venue for the 2012 Olympic Sailing, now frequented by



both amateur and Olympic class windsurfers and kite-surfers) as well as Weymouth's award winning beach and picturesque Harbour Area. Only a short stroll away is the popular picturesque Church Ope Cove and many outdoor pursuits, such as rock-climbing, bird watching, hiking and horse-riding. With some of the most spectacular coastal views and walks in England, only a few steps from your front door, this property makes an ideal main or holiday home.

An entrance hallway with storage cupboard provides access to the first floor, a doorway into bedroom two and doorway into the kitchen/ diner. Bedroom two is a generous sized double room with two front aspect windows and access into the en-suite shower room.

The kitchen/diner spans the width of the property and boasts a modern fitted kitchen with integrated appliances, an eye level double oven, an induction hob with extractor hood over, an integrated fridge freezer and ample storage units. There is space for a dining table and French doors open onto the garden.





Lounge
18'7 x 11'6 (5.66m x 3.51m)

Kitchen Diner
16'3 x 10'5 (4.95m x 3.18m)

Bedroom One
39'4"13'1" x 29'6"32'9" (12'4 x 9'10)

Bedroom Two
13'2 x 10'2 (4.01m x 3.10m)

Management Company

The owner has advised us that they pay a service charge £300 + vat per annum to maintain communal areas, there is also a £20 per month standing charge for maintenance of the communal Biomass Boiler powering the central heating and hot water

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: Terrace

Property construction: The vendor has informed us that the property is constructed with a timber framed method with rendered elevations under a slate effect pitched roof.

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

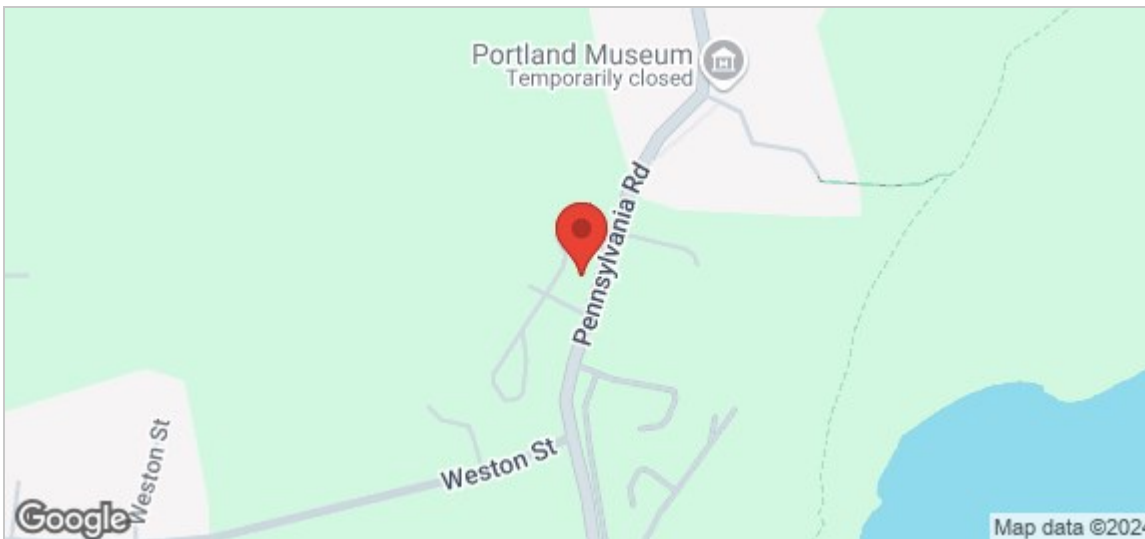
Heating Type: Biomass

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	