



**Tillycombe Road**

Portland, DT5 1LL



**Offers In Excess Of  
£145,000 Leasehold**





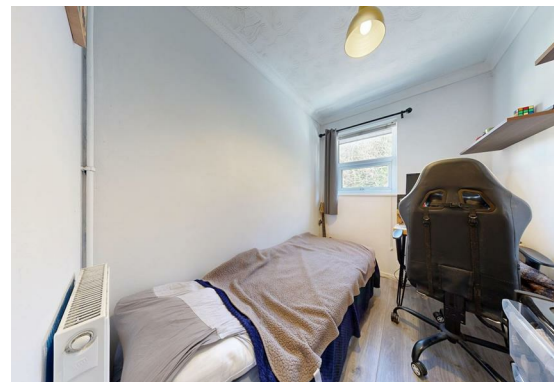
# Tillycombe Road

Portland, DT5 1LL

- Ideal First Time Buy or Investment
- Two Spacious Bedrooms
- Private Garage with Power & An Electric Door
- First Floor Apartment
- Well-Presented, Modern-Style Kitchen
- Family Bathroom with Shower Over
- Close To Local Amenities
- Short Walk to the Beach
- Light & Airy Presentation
- Balcony With Beautiful Views







ATTENTION ALL FIRST TIME BUYERS or INVESTORS, a light and airy FIRST FLOOR purpose built apartment. This SPACIOUS TWO DOUBLE BEDROOM apartment enjoys views towards chesil beach, and further benefits from a PRIVATE GARAGE, balcony, SIZEABLE OPEN PLAN LOUNGE/DINER, fitted kitchen and FAMILY BATHROOM.



Welcome to Joslin Court: a beautifully situated two bedroom first floor apartment close to a range of amenities with PRIVATE GARAGE, BALCONY and VIEWS TOWARDS CHESIL BEACH.

The apartment is accessed via a



communal entrance used by just two apartments. Stairs rise to the first floor with a doorway into the hallway. Stepping through the doorway, you find yourself in the entrance hallway.

From the hallway, you find the property's two bedrooms: a well-proportioned double and second currently hosting a single bed and some storage.

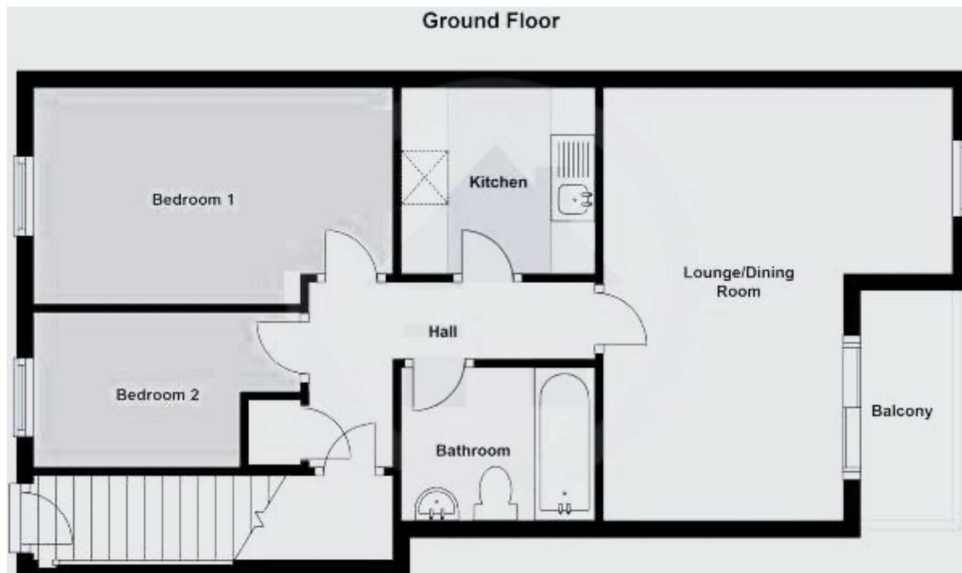
The hallway leads through the apartment leading to the bathroom, complete with a corner panelled bath with shower over as well as wash-hand basin, WC and heated towel rail.

The property also boasts a kitchen and living room. The kitchen comprises a mosaic-style flooring, grey modern-style cabinets with marble-effect worktops over and space for appliances. The living room spans the back of the property and has access to a private balcony with far reaching views towards Chesil Beach and Lyme Bay. The living room hosts a lovely space for relaxing of an evening or entertaining guests.

Outside is a garage with power inside and an electric door.

Viewings are highly advised to fully appreciate the property.





### Living Room

16'4" max x 13'1" max (5m max x 4m max)

### Kitchen

7'2" x 6'10" (2.2m x 2.1m)

### Family Bathroom

7'2" x 5'4" (2.2m x 1.65m)

### Bedroom One

13'8" max x 8'1" max (4.18m max x 2.48m max)

### Bedroom Two

7'8" max x 5'10" max (2.35m max x 1.8m max)

### Garage

The garage is approximately the length of the flat which is around 10m and is the width of a standard garage.

### 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: First Floor Flat

Property construction: Standard

Mains Electricity

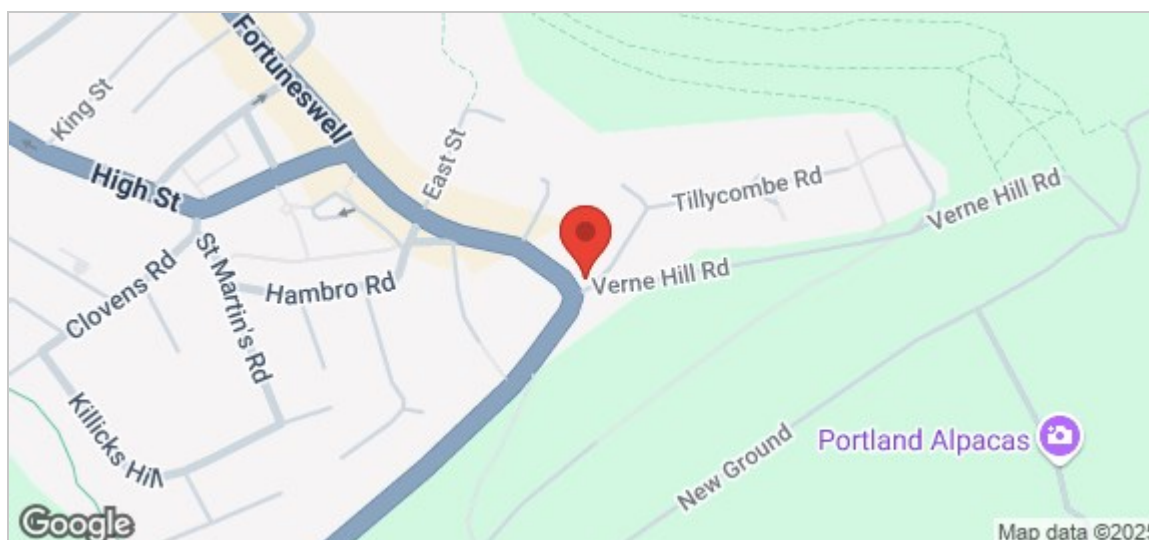
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central

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		
	78	81
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	

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