

**Albert Villas**  
Portland, DT5 1AB

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**Asking Price**  
**£260,000 Freehold**

**Hull**  
**G**regson  
**Hull**





## Albert Villas

Portland, DT5 1AB

- Immaculately Presented Property
- Two Double Bedrooms
- Direct Stunning Sea Views
- Open Plan Lounge/Diner
- Modern Fitted Kitchen with Underfloor Heating
- Family Bathroom with Electric Towel Rail
- Low Maintenance Rear Garden
- UPVC Windows & Front Door Recently Installed Throughout
- No Onward Chain
- Electric Vehicle Charger to the Front







OFFERED FOR SALE WITH NO ONWARD CHAIN is this stunning and impeccably presented END OF TERRACE FAMILY HOME. Boasting BREATH TAKING DIRECT SEA VIEWS, this successfully run HOLIDAY RENTAL offers TWO DOUBLE BEDROOMS, spacious open plan LOUNGE/DINER, modern fitted KITCHEN and family shower room. Outside there is a LOW MAINTENANCE rear garden. Viewings come highly advised to appreciate the size, space and accommodation on offer.

Stepping into the property you enter through a entrance vestibule which provides access to the ground floor



accommodation and stairs to first floor. The front aspect lounge benefits from a box bay window giving direct sea views towards Chesil beach. Within the lounge is a built in gas fire within the chimney breast, perfect for sunset evenings. The lounge opens up to the dining room which has ample space for dining furniture and additional furnishings.

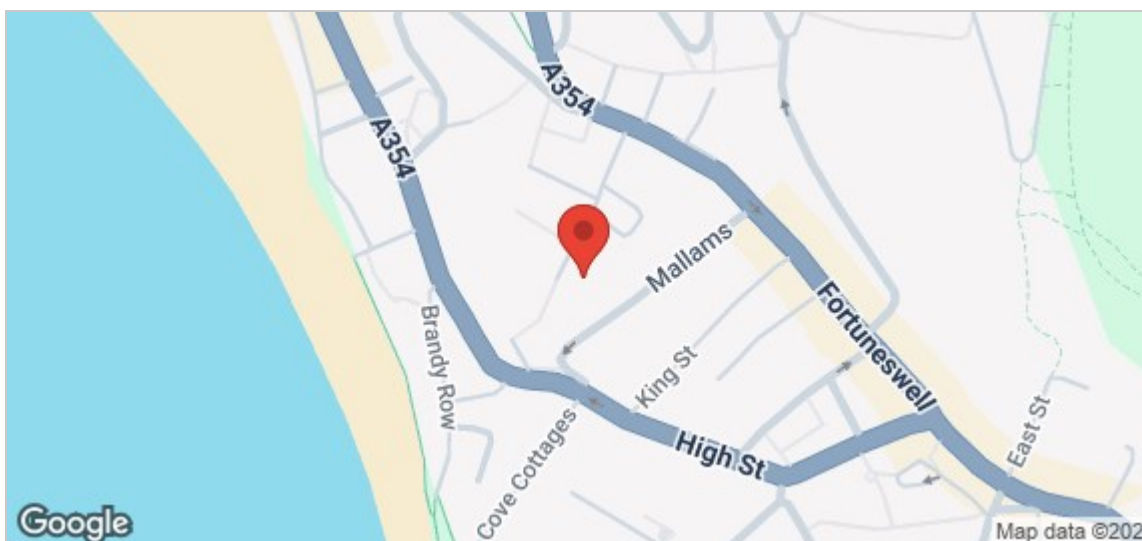
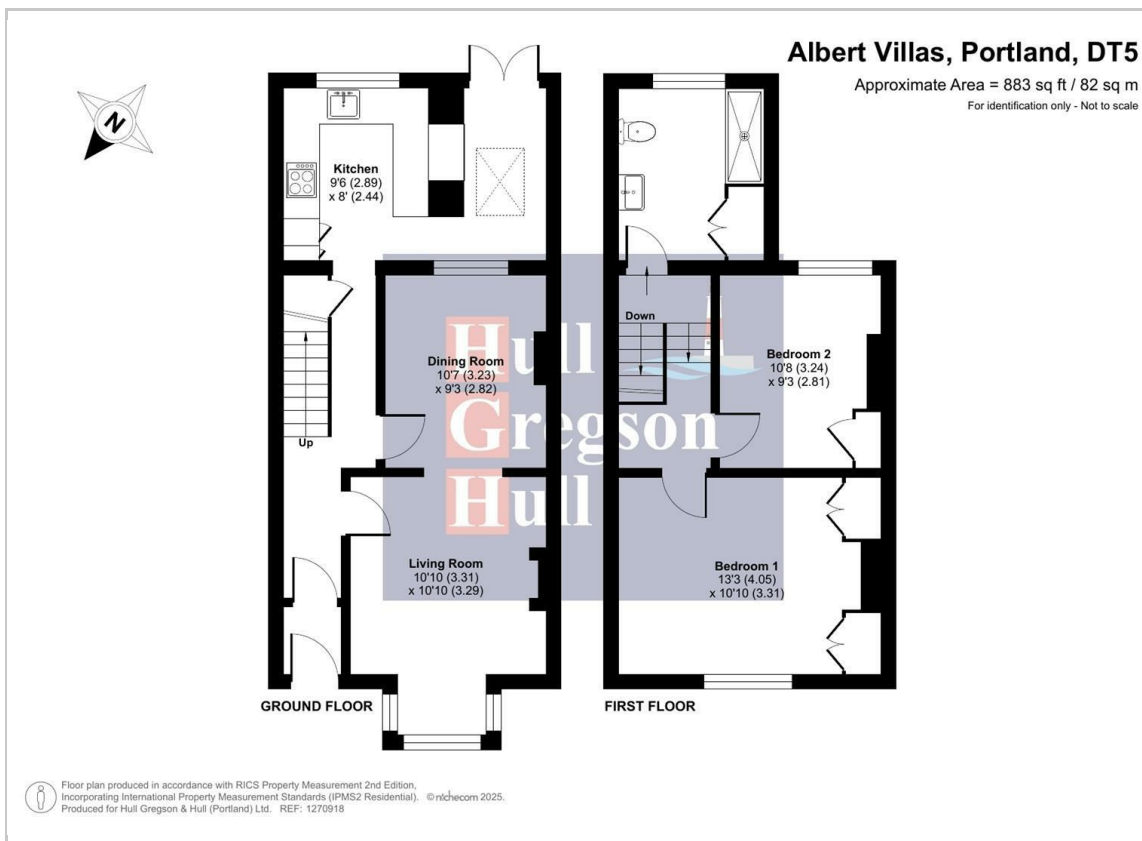
To the rear aspect of the property is the modern fitted kitchen with breakfast bar. The kitchen is finished to a high standard with high gloss white units and light grey counter tops. There is fitted appliances within the kitchen and a range of wall and base level units offering storage. To the side of the kitchen is an opening leading to French doors giving access to the garden.

To the first floor is where both of the bedrooms are located and the family shower room.

Bedroom one is a generous size double with some built in storage and views looking out towards Chesil. The second bedroom is equally a good size double bedroom and is positioned to the rear of the home. The family bathroom comprises a WC, wash hand basin and walk in shower.

To the outside of the home is a low maintenance enclosed rear garden with sea views and an additional storage shed.





**Lounge**  
10'11 x 13'10 (3.33m x 4.22m)

**Dining Area**  
10'6 x 9'2 (3.20m x 2.79m)

**Kitchen**  
9'7 x 8' (2.92m x 2.44m)

**Bedroom One**  
13'3 x 10'9 (4.04m x 3.28m)

**Bedroom Two**  
10'9 x 9'4 (3.28m x 2.84m)

**Family Shower Room**  
9'5 x 8'1 (2.87m x 2.46m)

#### 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: End of Terrace  
Property construction: Standard  
Mains Electricity  
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas Central Heating  
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		
(81-91) B		
(69-80) C		
(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	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	EU Directive 2002/91/EC