

**1 Ayton Drive**

Portland, DT5 1DT



**Asking Price**  
**£200,000 Leasehold**

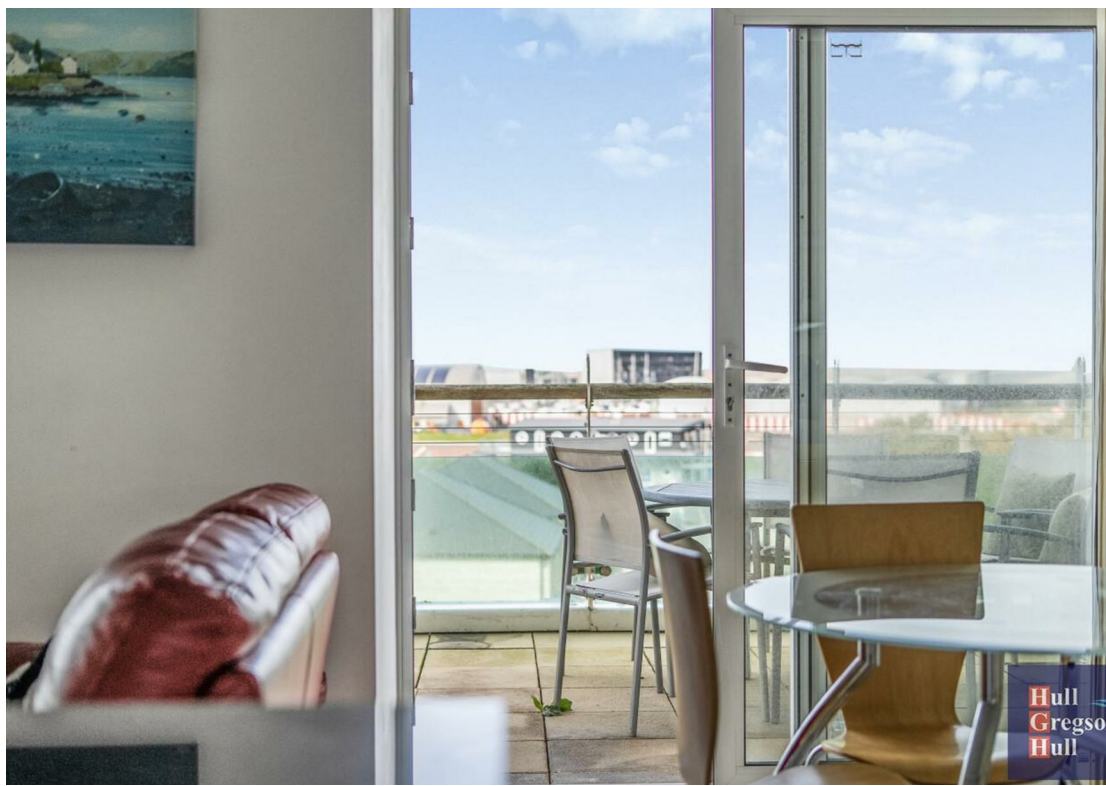




# 1 Ayton Drive

Portland, DT5 1DT

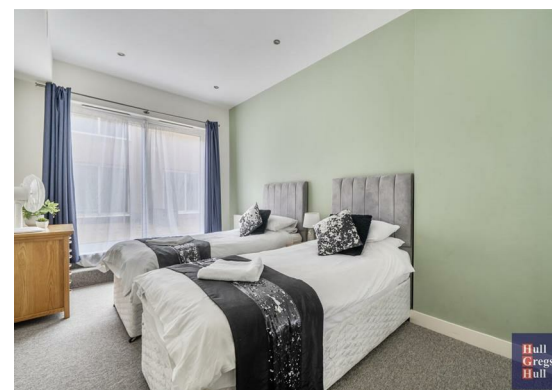
- Modern Purpose Built Apartment
- Accommodation Arranged Over Two Floors
- Three Double Bedrooms
- Spacious Open Plan Kitchen/Reception Room
- Family Bathroom & En-suite
- Secure Gated Development
- Allocated Parking
- Lift Access To All Floors
- Successful Holiday Rental
- Offered For Sale With No Onward Chain







Offered for sale with no ONWARD CHAIN is this DECEPTIVELY SPACIOUS modern LIGHT & AIRY purpose built apartment. Boasting generous accommodation throughout, ARRANGED OVER TWO FLOORS, comprising THREE DOUBLE BEDROOMS, two BATHROOMS and a large open plan LOUNGE/KITCHEN/DINER. Outside there is access to COMMUNAL ROOF TERRACES and a PRIVATE BALCONY enjoying beautiful views of Chesil Beach and the Portland Marina. Currently being run as a successful holiday rental, For details of income contact our office.



Access into the development is via a secure resident's car park. The apartment benefits from an tandem allocated parking space. Entering the communal hall both stairs and lift rise to the apartment. This generous sized apartment benefits from accommodation arranged over two floors.

Entering the property you are greeted by bedrooms one and three. Both bedrooms are sizeable double bedrooms with built in wardrobe and sliding doors which lead out to a terrace. Bedroom one further benefits from a modern fitted en-suite shower room.

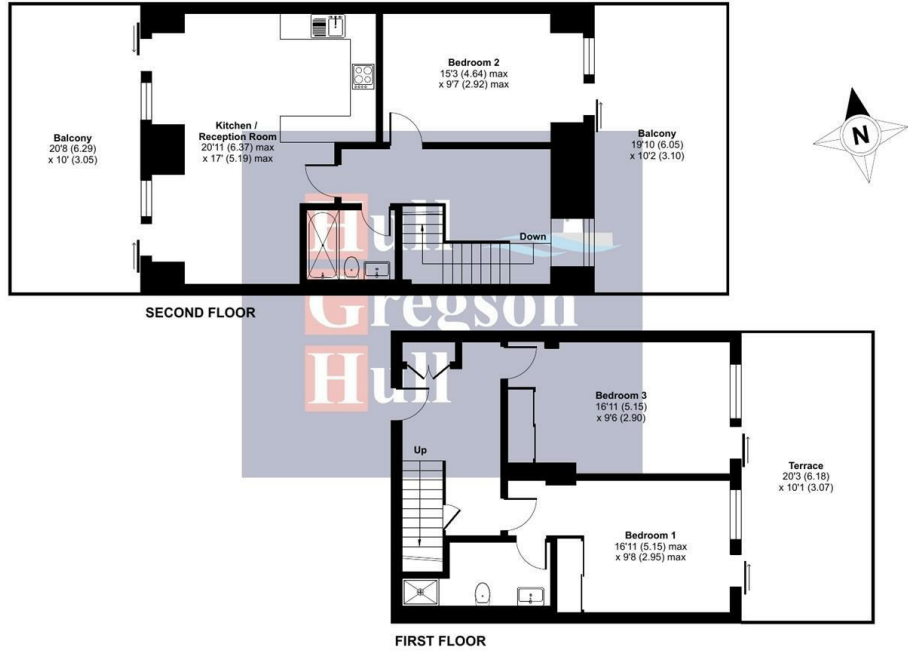
Stairs rise to the second floor where bedroom two, the family bathroom and kitchen/reception room are located. Bedroom two is a further double room, with sliding patio doors leading out to a balcony. The family bathroom comprises a modern fitted suite with bath and shower over, wash hand basin and WC. The striking open plan kitchen/reception room is of front aspect and enjoys beautiful views, there are two sliding patio doors that lead out to a further balcony. The balcony is spacious enough to house a large table and chairs, making this space perfect for entertaining and al fresco dining. The kitchen area comprise a modern fitted selection of colour matching eye and base level storage cupboards and a host of domestic appliances.

The vendor informs us the property had a 200 year lease from 2006 and a service charge of £2860 per annum, paid half-yearly with a ground rent of £500. Pets are permitted upon request and holiday lets are allowed.



Ayton Drive, Portland, DT5

Approximate Area = 1125 sq ft / 104.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1354133

Balcony

20'8 x 10' (6.30m x 3.05m)

Bedroom One

16'11 max x 9'8 max (5.16m max x 2.95m max)

En-suite

Bedroom Three

16'11 x 9'6 (5.16m x 2.90m)

Terrace

65'7" x 9'10" x 32'9" x 3'3" (20'3 x 10'1)

Balcony

19'10 x 10'2 (6.05m x 3.10m)

Bedroom Two

15'3 max x 9'7 max (4.65m max x 2.92m max)

Kitchen/Reception Room

20'11 max x 17' max (6.38m max x 5.18m max)

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: Purpose Built Apartment

Property construction: Standard

Mains Electricity

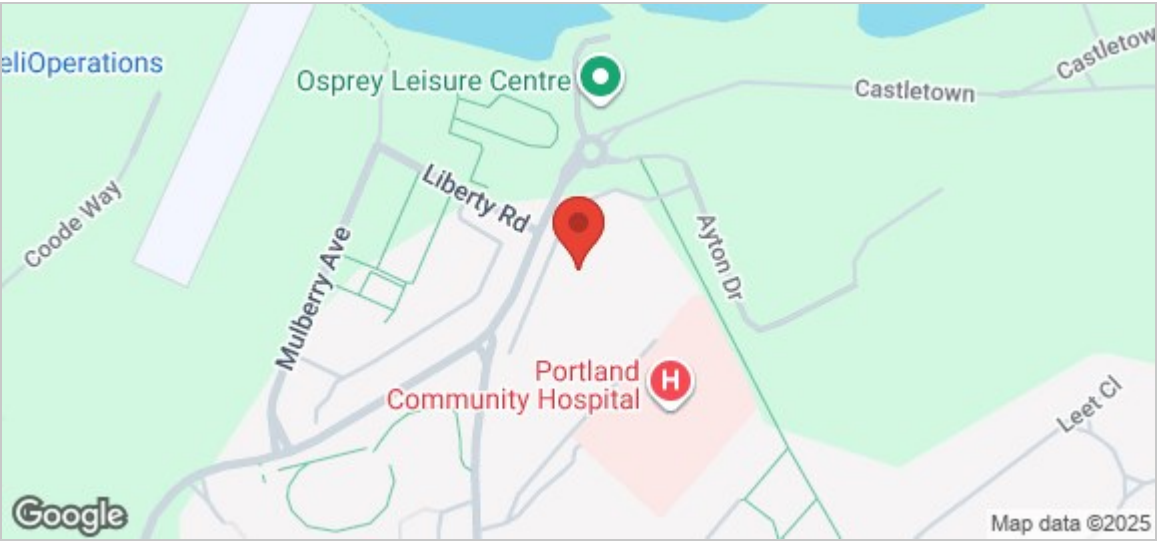
Mains Water & Sewage: Supplied by Wessex Water

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 |           |

| 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 |           |