



**Pennsylvania Road**

Portland, DT5 1HU



**Asking Price**  
**£67,500 Leasehold**





# Pennsylvania Road

Portland, DT5 1HU

- Sensational Sea Views
- Two Double Bedrooms
- Neatly-Presented Accommodation Throughout
- Open-Style Lounge Diner with French Doors
- Modern-Style Shower Room
- Ideal Investment / Family Holiday Home Destination
- Low-Maintenance Patio Area
- Close to Fantastic Coastal Walks
- Church Ope Cove & Pennsylvania Castle Nearby
- Transport Links & Amenities On Hand







Operated as a **SUCCESSFUL HOLIDAY LET**, and offering **SENSATIONAL SEA VIEWS**, this **TWO DOUBLE BEDROOM LEASEHOLD BUNGALOW** is presented for sale. The property is **NEATLY-PRESENTED THROUGHOUT** and offers an **OPEN-STYLE LOUNGE DINER** with **FRENCH DOORS** onto the property's **REAR LOW-MAINTENANCE PATIO AREA** as well as being **CLOSE TO FANTASTIC COASTAL WALKS**. The bungalow is offered for sale with **NO ONWARD CHAIN** and would make an **IDEAL INVESTMENT** or a **LOVELY FAMILY HOLIDAY HOME**.



Stepping over the threshold, you find



yourself in the property's kitchen area. The kitchen comprises white traditional-style units with grey granite-effect worktops over as well as integral oven and space for a freestanding appliance. The kitchen also presents itself with some built-in storage and access into the open-style living area. The lounge diner is a light and airy space with french doors onto the low-maintenance outside patio area. The space currently hosts a four-seater dining table and two sofas as well as other furnishings: offering an ideal living space to relax with loved ones.

To the rear of the property, a hallway leads into two double bedrooms and the bungalow's shower room. Each bedroom is a well-proportioned double with ample space for a double bed and other furnishings as well as a respective front/ rear aspect window spilling rays of sunshine into the space. The property's modern-style shower room offers a double shower cubicle, heated towel rail, wash-hand basin and WC.

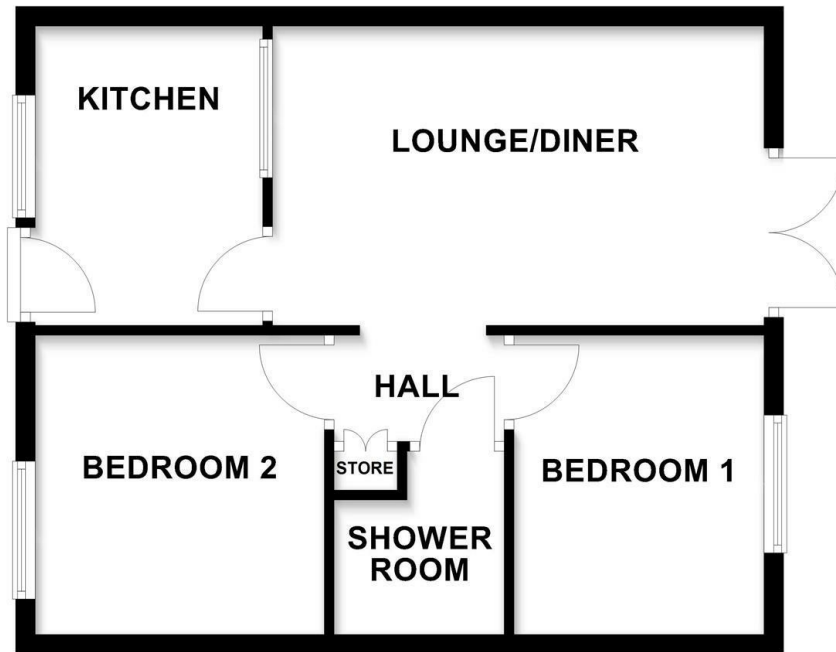


The property is situated moments from Pennsylvania Castle, Church Ope Cove and fantastic coastal walks providing an excellent holiday home destination or holiday let investment.

The vendor informs us of the following information:

- Lease date from 1999 with a 99 year term.
- The annual charges are circa £7,000 p/a which cover Site Fee's/Insurance/Water/Rate.
- You are only able to reside in the property for 10 & 1/2 months of the year.

## GROUND FLOOR



### Lounge/Diner

15'4" x 9'11" (4.69 x 3.04)

### Kitchen

7'11" x 10'2" (2.43 x 3.11)

### Bedroom One

8'4" x 10'0" (2.55 x 3.05)

### Bedroom Two

9'2" x 10'0" (2.81 x 3.05)

### Shower Room

### 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: Mid Terrace Bungalow

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric Heating

Tenure: Leasehold - 99 years from new, 74 remaining, the service charge of £7,000 includes site fees, insurance & water.

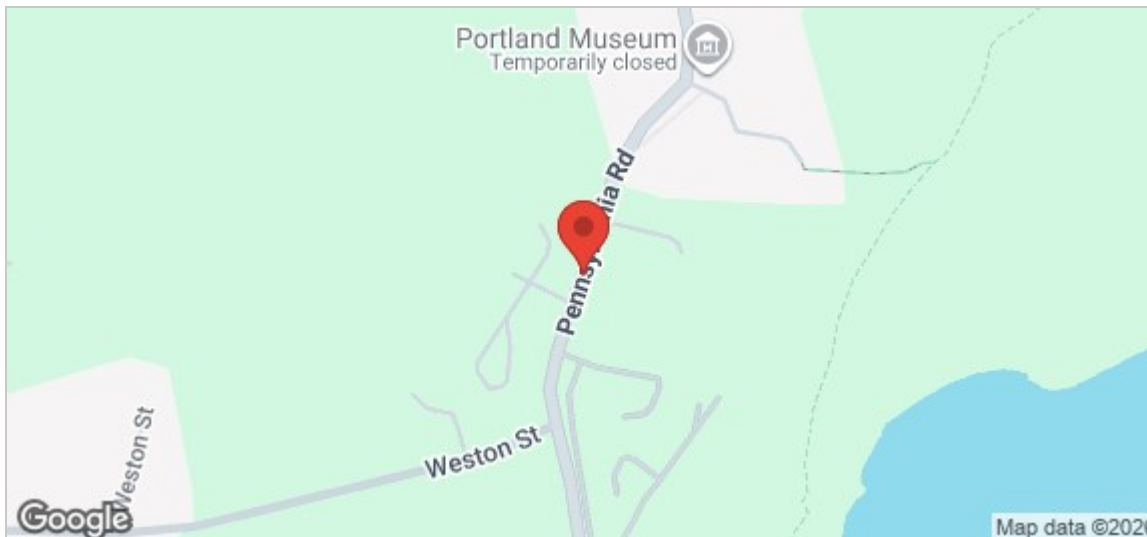
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[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 firm's 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

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: [office@hgh.co.uk](mailto:office@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)