



Instinct Guides You



Ayton Drive, Portland £150,000

- Sensational Sea Views Over Portland Marina
- No Onward Chain
- Secure Allocated Parking
- Large Balcony
- Bright and Spacious Apartment
- Two Double Bedrooms
- Bathroom and En-Suite
- Lift Access
- Well Presented Throughout
- Potential Holiday Let



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With sensational sea views over Portland Marina via an extensive balcony and offered with no onward chain, this two bedroom apartment is a stellar opportunity to acquire a traditional sea-side residence with a contemporary touch. The home further boasts bathroom and en-suite across two double bedrooms and open-plan living in a modern block with lift access, secure parking and holiday let potential.

A secure resident's car park leads to the imposing block with lift access to this third floor apartment.

The open plan living space forms as the hub of the home, attractive contemporary finishing amplifies the sense of modern living with two sliding doors allowing for floods of light and exemplary sea views, seamlessly blending the property's extensive balcony for seasonal versatility; Spacious proportions compliment the stylish kitchen for a well-presented living space.

Bedroom Two benefits as a double room with sliding door to the balcony with the stunning family bathroom conveniently adjacent.

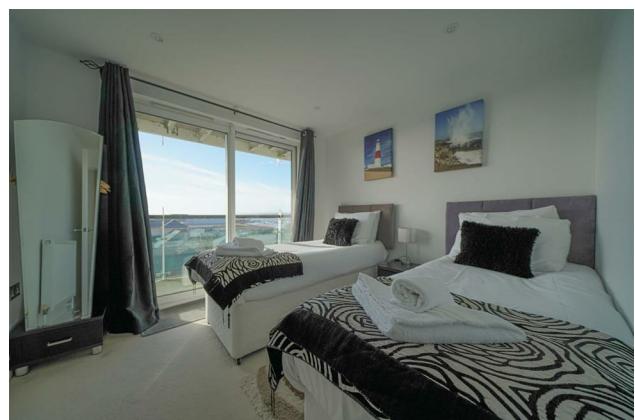
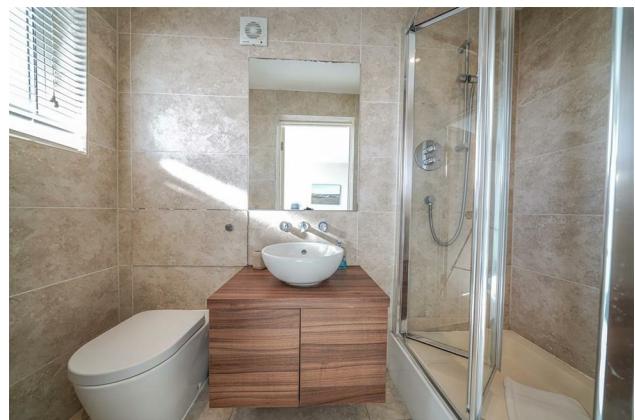
The main bedroom offers exemplary proportions with room for double bed and ample floorspace for additional furnishings as well as a well-appointed en-suite with shower, toilet and basin.

Externally, the large balcony spans the width of the property with 'P' shape al-fresco dining area to captivate the breath taking views from Chesil to Portland Marina and beyond.

Positioning within the budding cusp of Castletown and Fortuneswell encompasses all of Portland's most attractive features - including short walks to Chesil Beach, Castletown Cove and The Marina's ever-active water sports scene as well as a range of restaurants and cafes.

Additionally, the property retains a respectable history of holiday let potential for versatility as an investment or home.

Agents Note: The property may be suited to cash buyers only, we expressly recommend you confirm with your financial advisor that the property meets your lender's criteria.



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.