

**109 Fortuneswell**

Portland, DT5 1LU



**Guide Price**  
**£140,000 Leasehold**



## 109 Fortuneswell

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- Stunning Sea Views from Elevated Balcony
- Modern Kitchen
- Two Well Proportioned Bedrooms
- Open Plan Living Space
- Car Parking Space For One Vehicle
- Ideal first Time Buy or Investment
- Moment from Chesil Beach
- Council Tax Band A
- EPC - C
- Long Lease





A BRIGHT and BEAUTIFULLY arranged TWO bedroom apartment, ideally positioned to enjoy ELEVATED southerly VIEWS from a private BALCONY. Boasting one ALLOCATED PARKING SPACE, access to a communal store and an enviable position just a short stroll from Chesil Beach.



Upon entering the apartment, you're greeted by a welcoming entrance hall that leads seamlessly into the spacious living room. This airy space enjoys an abundance of natural light thanks to the large window and glazed door, which opens out to a southerly aspect balcony with elevated views - ideal for enjoying a morning coffee or



relaxing in the evening.

Just off the living room is a well appointed kitchen, featuring modern blue cabinetry, warm wood-effect worktops, and cream subway tile splashbacks. It's a compact yet functional space, with a built in oven, gas hob, and space for under counter fridge & freezer as well as space and plumbing for a washing machine, making it ready to use from day one.

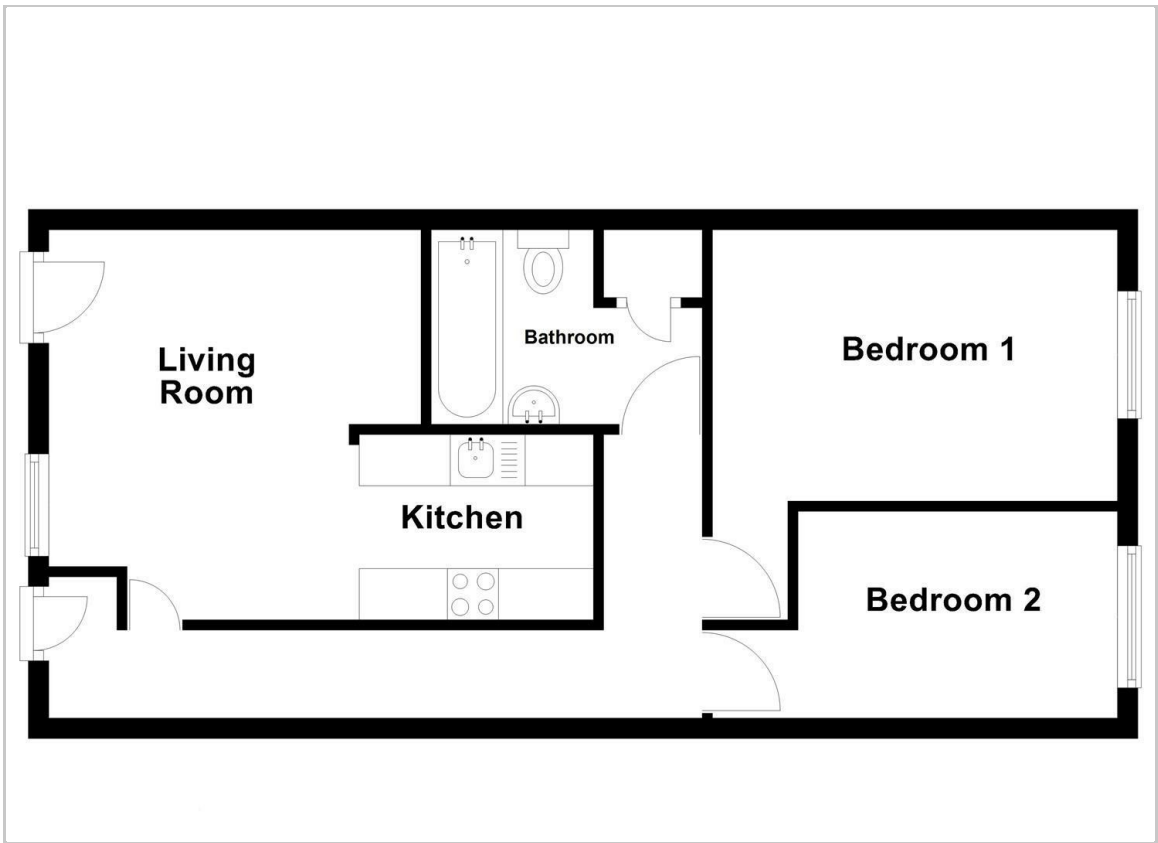
Centrally located, the bathroom is fitted with neutral tiles and comprises a full sized bath with electric shower over, a wash basin, and WC. A combination boiler is housed in the airing cupboard.

The apartment boasts two bedrooms, each accessible via the hallway. Bedroom 1 is the larger of the two, offering ample space for a double bed and additional furnishings. Bedroom 2, slightly smaller, would make a perfect guest room, home office, or nursery.

Throughout the property, the neutral décor and carpets create a light and cohesive atmosphere, allowing new owners to easily add their own personal touch.

This apartment is ideal for anyone seeking a comfortable home in a well-connected location, with everything you need in a compact, thoughtfully arranged layout.





**Living Room**  
12'8" x 11'10" (3.88 x 3.61)

**Kitchen**  
6'1" x 7'5" (1.86 x 2.27)

**Bedroom Two**  
6'5" x 9'10" (1.98 x 3.02)

**Bedroom One**  
9'3" x 8'11" (2.82 x 2.72)

**Lease**

The Vendor has informed us that there is 999 year lease from 1986, the annual service charge is £960, and that pets are not permitted.

**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: Apartment  
Property construction: Standard  
Mains Electricity

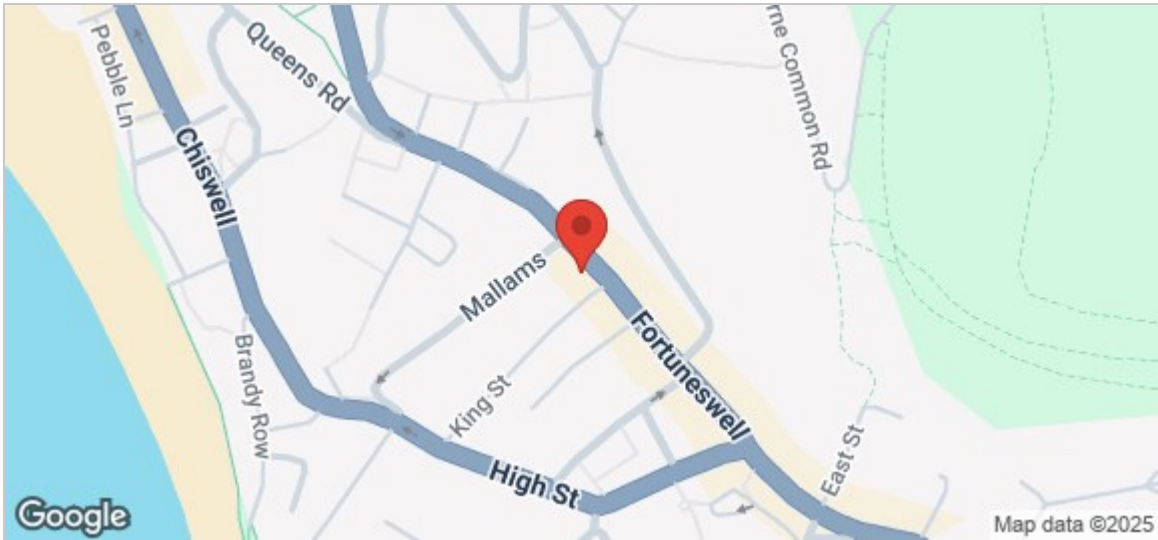
Mains Water & Sewage: Supplied by Wessex Water  
Heating Type: Gas

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 |                         |           |
| 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 |           |