



## Ventnor Road

Fortuneswell, Portland DT5 1JE

- Third & Fourth Floor Duplex Apartment
- One Bedroom with Built-in Storage
  - Fitted Kitchen
  - Gas Central Heating
- Close to the Local Shops & Amenities of Fortuneswell
- Wonderful Elevated Coastal Views
  - Spacious Lounge
  - Family Bathroom
  - Double Glazing
  - No Onward Chain

**Asking Price £125,000 Leasehold - Share of Freehold**



## SUMMARY OF ACCOMMODATION

DUPLEX APARTMENT

THIRD FLOOR

Entrance Hallway

Lounge

15'9" max x 11'10" max

Kitchen

9'11" x 11'7"

FOURTH FLOOR

Landing

Bedroom

11'10" max x 9'8" max

Bathroom

8'8" max x 7'8" max

We are delighted to present to the market this charming third and fourth floor duplex apartment boasting glorious sea views, offered for sale with no onward chain. This spacious one-bedroom apartment is arranged over two floors and offers a blend of character and modern living, making it an ideal first-time buy, holiday home, or investment opportunity. The property benefits from double glazing, gas central heating, a fitted kitchen/diner, alongside a generous lounge and well-proportioned accommodation throughout.

Upon entering on the third floor, a hallway leads to the kitchen/diner and lounge, with stairs rising to the upper level. The lounge is a particularly attractive space, featuring an ornate fireplace and a large window framing magnificent sea views across Portland. The kitchen/diner is tastefully fitted with a range of wall and base units, complemented by co-ordinated work surfaces, space for appliances, and room for a

small dining table.

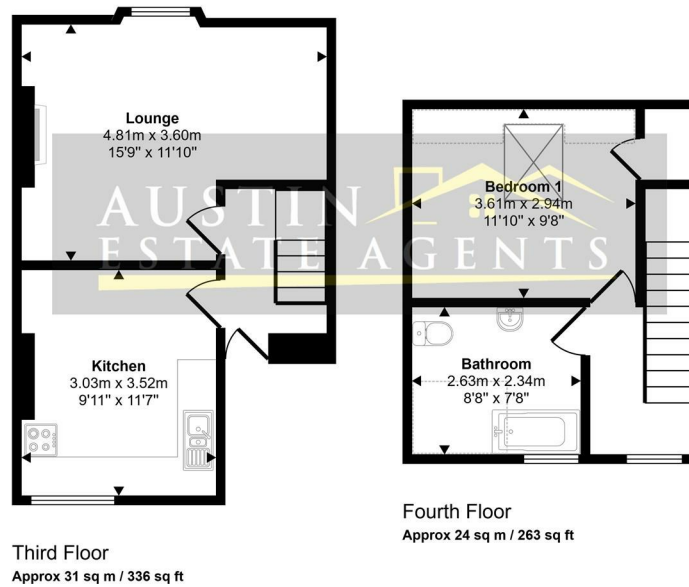
Upstairs, the landing provides access to the bathroom and bedroom. The bedroom, positioned to the front, enjoys breathtaking elevated views towards the sea via a Velux window and includes a useful storage cupboard. The bathroom is spacious and fitted with a panelled bath, wash hand basin, low-level WC, and a rear aspect window.

Further benefits include a share of freehold, adding long-term appeal and value, with 962 years remaining on the lease. This delightful duplex apartment must be viewed to fully appreciate its unique position, character, and outstanding coastal outlook.



Local Authority **Dorset Council**  
Council Tax Band **A**  
EPC Rating **C**

Approx Gross Internal Area  
56 sq m / 599 sq ft



⋮ Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Austin Property Office**

3 Sirius Business Centre Lynch Lane,  
Weymouth, Dorset, DT4 9DN

**Contact**

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.