

**Fortuneswell**  
Portland, DT5 1LU



**Offers In Excess Of  
£110,000 Leasehold**





# Fortuneswell

Portland, DT5 1LU

- Stunning Direct Sea Views
- Ground Floor
- One Bedroom Flat
- Open Plan Lounge/Kitchen/Diner
- En-suite Shower
- Light & Airy Accommodation
- Offered For Sale With No Onward Chain
- Ideal First Time Purchase
- Great Rental Yields
- Walking Distance To Chesil Beach







GROUND FLOOR light and airy, well presented ONE BEDROOM flat boasting stunning DIRECT SEA VIEWS. Being offered for sale with NO ONWARD CHAIN, this modern fitted flat benefits from a OPEN PLAN LOUNGE/KITCHEN/DINER, DOUBLE BEDROOM with EN-SUITE SHOWER. Situated in the heart of Fortuneswell offering easy access to all local amenities and walking distance to CHESIL BEACH. Viewings come HIGHLY ADVISED. Rental Yields of 7% plus, make it an attractive investment in a great location on the beautiful



island.

Access is gained via the building communal entrance, once inside the building your find the property's private front door located on the ground floor. This ideal first time purchase or second family home flat boasts ample amounts of natural light throughout.

The generous sized dual aspect open plan lounge/kitchen/diner boast the most stunning direct rear aspect sea views. A breakfast bar area offers potential buyers the ideal place for their morning coffee or evening glass of wine to enjoys the stunning sea views. The kitchen is fitted with modern colour matching eye and base level storage cupboards, integral oven and hob, as well as further space for a selection of domestic free standing appliances. The remainder of the room is sizeable enough to comfortably house lounge furniture.

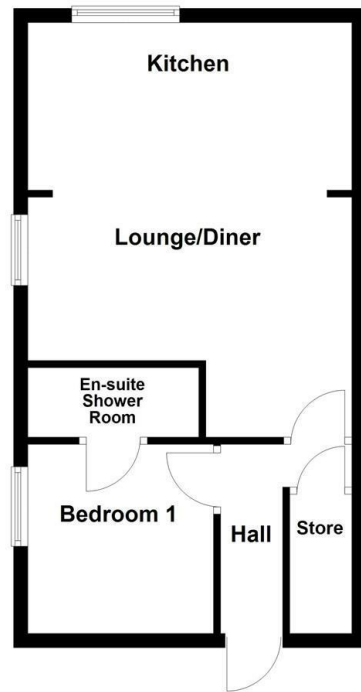
The bedroom is a double space, with a modern en-suite shower. The en-suite comprises a modern white suite with shower, wash hand basin and WC.

Situated in the heart of the ever popular residential location of Fortuneswell, Portland. Offering easy access to local amenities, public houses and public transport links to Weymouth. Chesil Beach is within easy walking distance.

Viewings come highly advised to appreciate the size, space on offer making this an ideal first time buy or second home.



## Ground Floor



## Lounge/Diner

14'9 x 9'7 (4.50m x 2.92m)

## Kitchen

14'9 x 7'8 (4.50m x 2.34m)

## Bedroom One

9'3 x 8'9 (2.82m x 2.67m)

## En-suite

3'8 x 7'6 (1.12m x 2.29m)

## 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: Converted Flat

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

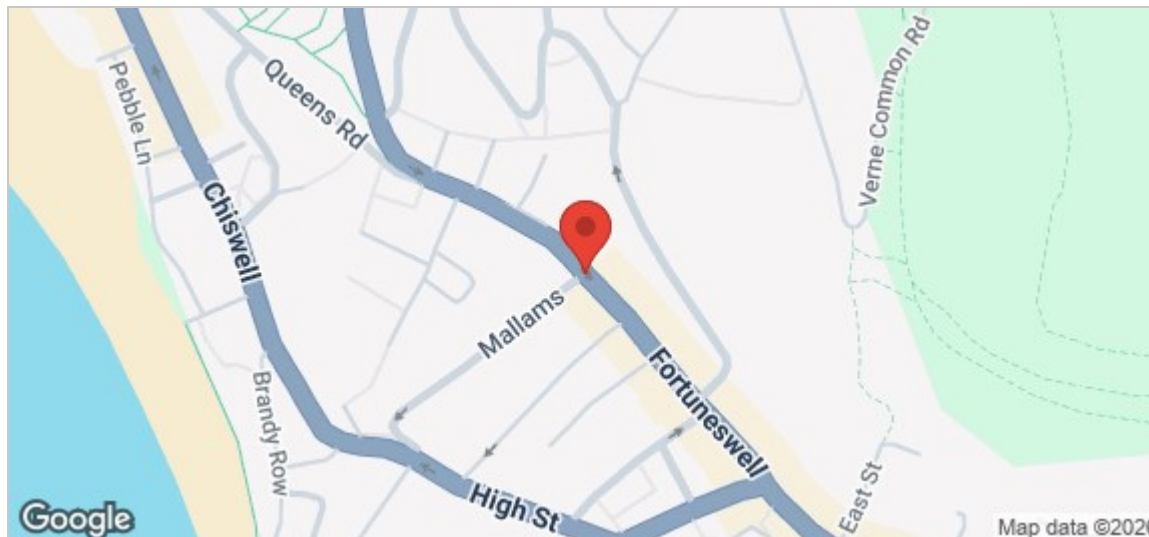
Heating Type: Electric

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	68	68
(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		

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