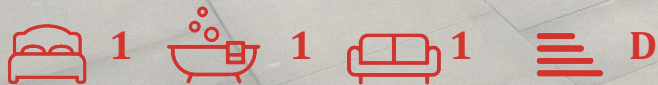




Eldridge Street
Dorchester, DT1 1HE



**Offers In The
Region Of**



Eldridge Street

Dorchester, DT1 1HE

- Offered For Sale with No Onward Chain
- Immaculately Presented
- Modern Maisonette
- Highly Sought-After Residential Location ~ Brewery Square, Dorchester
- Fantastic Transport Links
- Short Walk to Dorchester Town Centre & Amenities
- Underfloor Heating
- Adjacent Allocated Parking Space
- Light & Airy Open-Plan Loft Style Accommodation
- Ideal Investment / First Time Purchase / Downsize / Holiday Home





A beautifully presented one-bedroom modern Duplex, offered to the market with NO ONWARD CHAIN, ideally situated in the sought-after BREWERY SQUARE development in the heart of historic DORCHESTER.

This IMMACULATELY maintained home boasts a light, airy, and contemporary design throughout, featuring UNDERFLOOR HEATING and a stylish OPEN-PLAN living space. The property benefits from a unique MEZZANINE LEVEL, creating an attractive and modern bedroom area that enhances both space and character.



Externally, the apartment offers the convenience of ALLOCATED PARKING directly to the front. Positioned just moments from a wide range of LOCAL AMENITIES, shops, restaurants, and excellent TRANSPORT LINKS, this home provides the



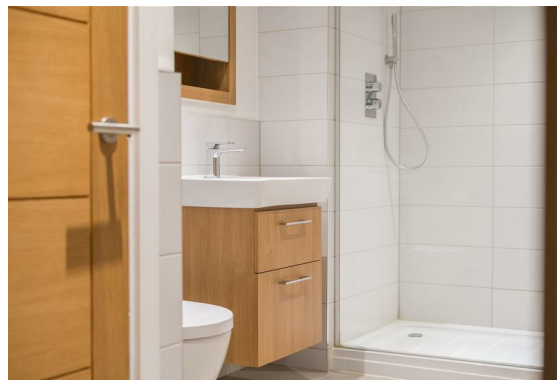
perfect blend of comfort and convenience.

An ideal purchase for FIRST TIME BUYERS or INVESTORS alike, early viewing is highly recommended.

Upon entering the property, you are welcomed into a spacious open-plan ground floor living area, with stairs rising to the upper level. The living space is particularly generous, enhanced by floor-to-ceiling windows that allow an abundance of natural light to flood the room, creating a bright and inviting atmosphere with ample space for a range of furnishings.

The modern kitchen is thoughtfully designed, offering ample work surface space alongside a range of eye-level and base units. Integrated appliances include a fridge freezer, oven with induction hob and dishwasher, providing both style and practicality.

To the rear of the property, the bathroom is finished to a sleek, contemporary standard and comprises a double shower cubicle, vanity wash hand basin, and W.C. Additional storage cupboards located beneath the stairs complete the ground floor accommodation.



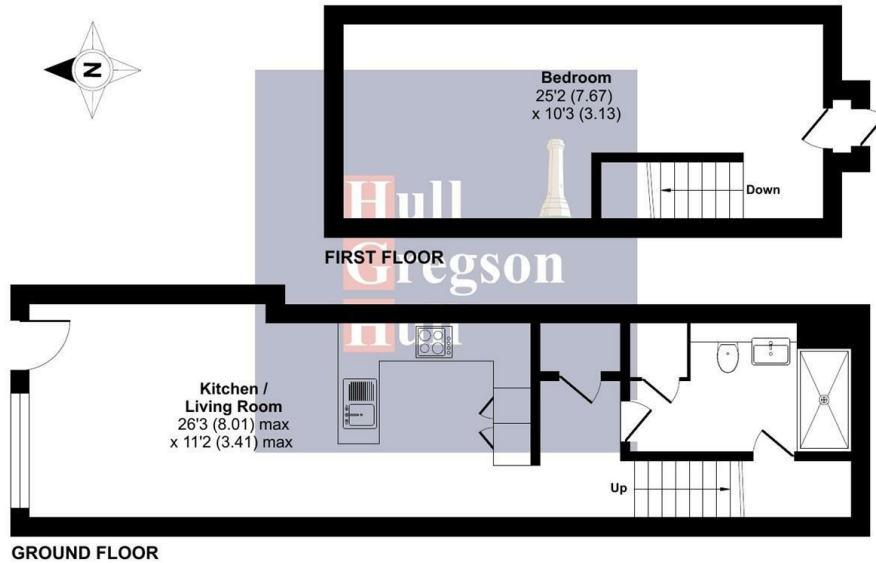
Ascending to the upper floor, the mezzanine level provides a generous bedroom area with sufficient space for a double bed, a dressing area and traditional furnishings, making it both functional and comfortable.

Externally, the property benefits from one allocated parking space, conveniently positioned directly adjacent to the property.

Eldridge Street, Dorchester, DT1

Approximate Area = 711 sq ft / 66 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Hull Gregson & Hull Ltd. REF: 1423731

Kitchen/Lounge
26'3" max x 11'2" max (8.01 max x 3.41 max)

Bedroom
25'1" x 10'3" (7.67 x 3.13)

Bathroom

Dorchester 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.

No pet restrictions, no holiday letting, but long-term lets permitted. 183 years remaining on the lease. Ground rent £150PA Service charge £1,500PA £225PA for building insurance.

Property type: maisonette

Property construction: standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: under floor electric heating

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

Dorchester 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		
	63	63

Environmental Impact (CO₂) 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		