Espionage Place

Portland, DT5 2FF

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Asking Price
£160,000 Leasehold

Hull Gregson Hull

Espionage Place

Portland, DT5 2FF

- Two Double Bedroom Ground Floor Apartment
- Cash Buyers Only
- Allocated Parking to Front in a Car Park
- Sizeable Garden, Laid to Indian Sandstone Paving with Power and Outside Tap
- Large Rooms and High Ceilings
- Ensuite to Primary Bedroom
- Large Windows, Flooding with Natural Light
- Moments from Coastal Walks to Portland Bill Via SW Coast Path
- Open Plan Lounge Diner with Door onto Garden
- Exact location captured by what3words ///slide.puddings.traffic

*** CASH BUYERS ONLY ***

Positioned within the Southwell Business Park setting, this WELL PRESENTED GROUND FLOOR APARTMENT offers a fantastic blend of contemporary living and coastal lifestyle, placing you within easy reach of coastal walks, open spaces and Portland's unique surroundings.

Stepping inside, you are welcomed into an inviting entrance hallway which provides access to all principal rooms and sets a clean, contemporary and well-maintained first impression.

To the rear of the property sits the standout feature - a spacious open-plan kitchen / reception room.

This impressive area offers superb flexibility for both everyday living and entertaining, with ample room for dining and relaxation zones. The kitchen is thoughtfully designed with a range of units and work surfaces, while French doors draw in natural light and open directly onto the garden, creating a seamless indoor-outdoor feel that's perfect for the warmer months.

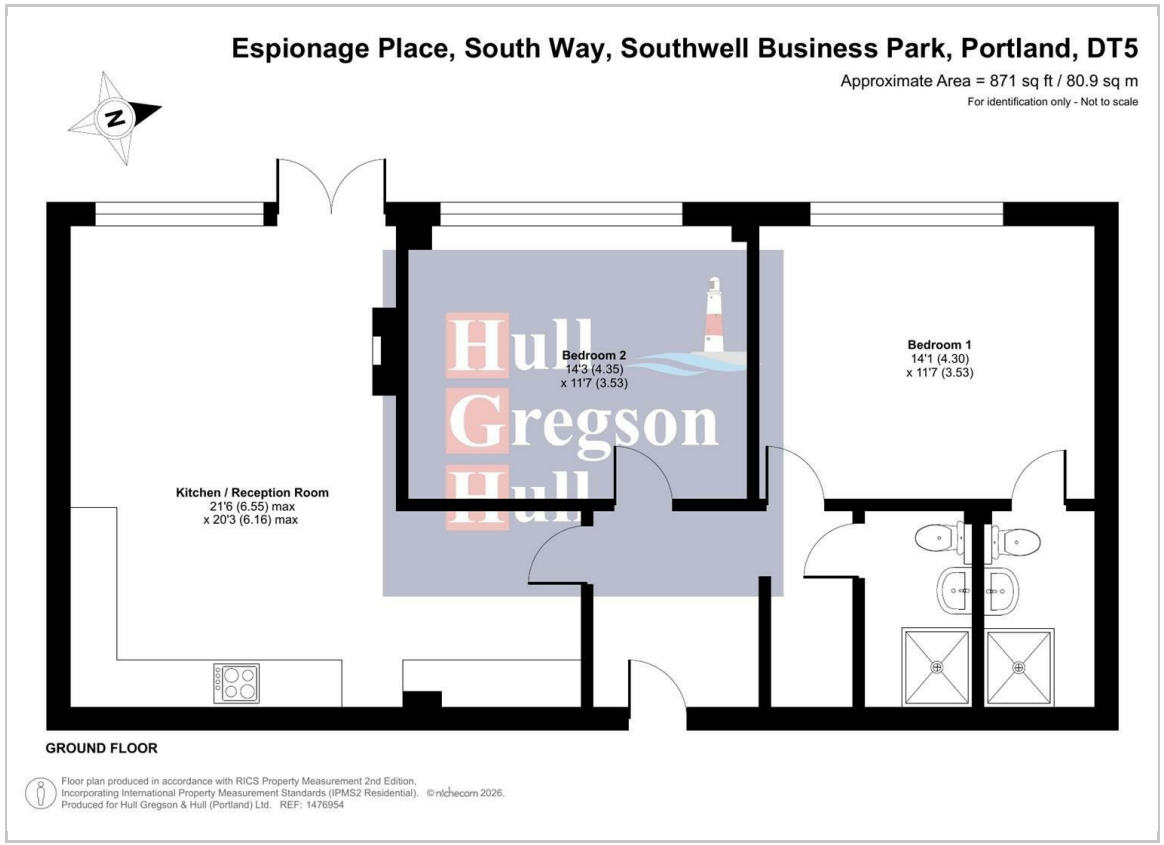
The property offers two well-proportioned double bedrooms, both comfortable and versatile spaces that could easily accommodate guests, home working, or additional storage as required. The primary bedroom boasts an ensuite shower room.

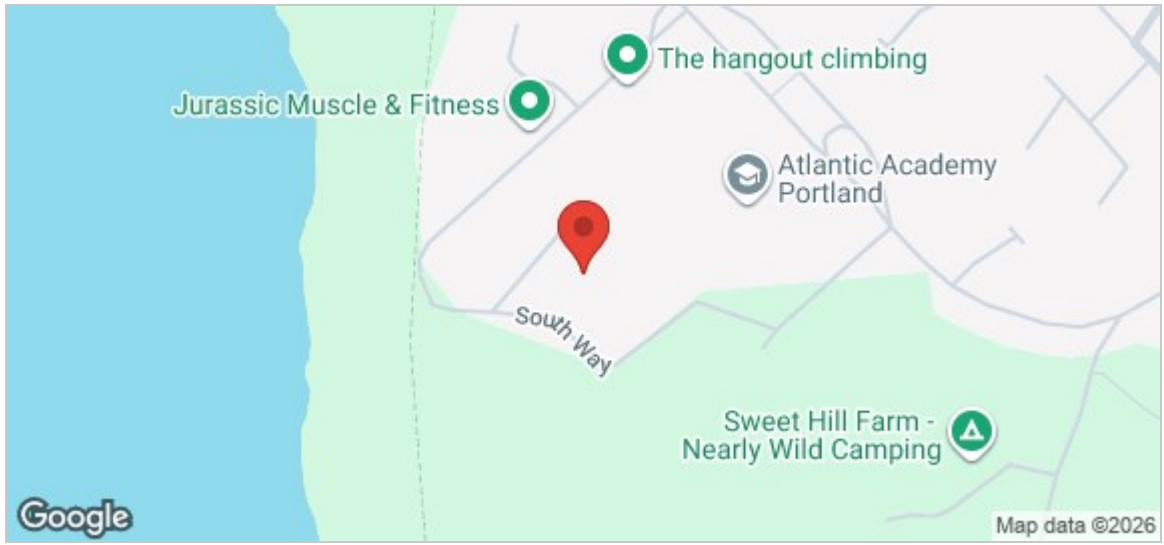
An additional family shower serves the home - a practical addition for both residents and visitors.

Externally, the property continues to deliver. To the front, there is allocated parking for one vehicle, ensuring convenience right from the outset.

The rear garden has been designed for ease and enjoyment, featuring low-maintenance Indian sandstone paving which provides a smart and usable outdoor space without the upkeep. Ideal for summer dining or relaxing, the garden also benefits from two double outdoor sockets, an outside tap, and a rear access gate, adding both practicality and flexibility

For those with pets, the vendor has advised that the lease allows pets, making this an attractive option for animal lovers looking to enjoy the surrounding coastal and countryside walks.





Kitchen / Reception Room
21'6 x 20'3 (6.55m x 6.17m)

Bedroom One
14'1 x 11'7 (4.29m x 3.53m)

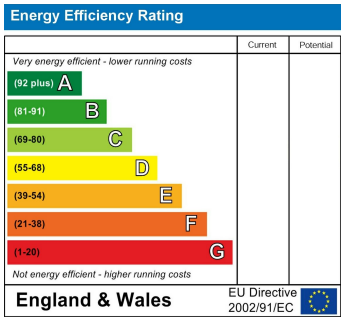
Bedroom Two
14'3 x 11'7 (4.34m x 3.53m)

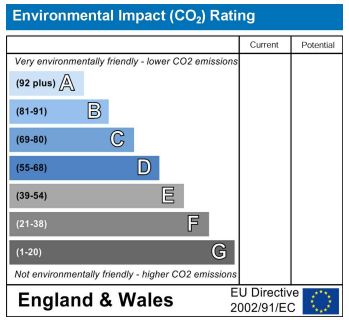
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Apartment
Property construction: Non Standard
Tenure: Leasehold
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/

Lease and Charges
The vendor has advised us the property has a 125 year lease from 2017, the freeholder is Compass Point Estates, the current service charge is approximately £1750 per anum and the ground rent is £200. The vendor has also advised the lease allows pets.

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.





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