



Instinct Guides You



Beel Close, Portland Offers In Excess Of £110,000

- Ground Floor Apartment
- Some Far Reaching Coastal Views
- Communal Garden
- Ample Storage Cupboards & Store Room
- Well Proportioned One Bedroom Apartment
- Open Plan Lounge/Dining Room



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this one bedroom GROUND FLOOR APARTMENT, boasting some FAR-REACHING SEA AND HARBOUR VIEWS. The property features a separate kitchen, bathroom and useful storage cupboard. A particularly appealing feature is the generous communal lawn to the rear, enjoying an elevated outlook across Portland Harbour, with further views towards Weymouth Bay and the surrounding coastline.

Upon entering, the hallway provides access to the accommodation and a useful storage cupboards and a more substantial store room. The spacious living room offers plenty of flexibility, incorporating space for both lounge alongside a dining area. The large window allows natural light to fill the room, while the open layout makes excellent use of the available space.

The separate kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, with a window overlooking the front. The bathroom comprises a bath with shower over, wash hand basin and WC.

Outside, the communal gardens provide an attractive open space to enjoy the property's elevated coastal setting. The far-reaching views across Portland Harbour are a real highlight, with the water, harbour activity and distant coastline creating an impressive backdrop. The surrounding area also benefits from spectacular outlooks towards Weymouth Bay and the sweeping sandy beach beyond.

Room Dimensions

Living Room 15'5" x 10'7" (4.70 x 3.25)

Kitchen 10'7" x 6'9" (3.25 x 2.08)

Bedroom 11'3" x 10'4" (3.45 x 3.15)

Utility & Store 6'7" x 4'0" (2.01 x 1.22)

Bathroom

Lease and Maintenance

The vendor informs us there are 93 years remaining on the lease, the service charge is approx £130pcm, pets are permitted however holiday lets are forbidden.

We recommend these details are checked by a solicitor before incurring costs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.