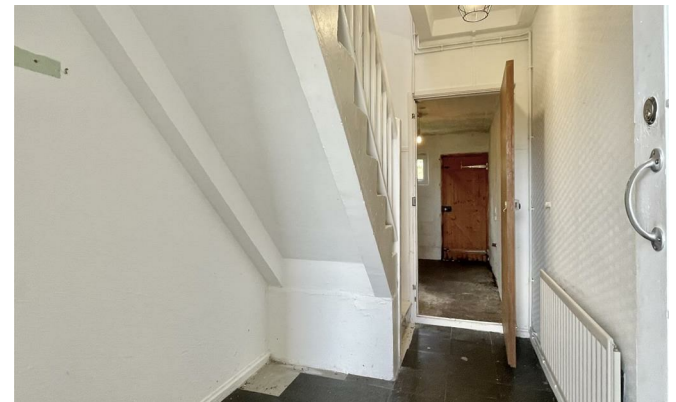




Verne Common Road , Portland DT5 1EH

- Two double bedroom apartment
- Spectacular sea views over Chesil and Portland harbor
 - No forward chain
- Short walk to local amenities and public transport
- Non-Standard construction - *CASH BUYERS ONLY*
- First Floor, private entrance
 - Private rear garden
- New 125 year lease - Approx £50/pcm service charge
 - Super location for local scenic and coastal walks
- 28 Day exchange required

£85,000 Leasehold





Front of Property

A metal gate provides access onto steps that lead to concrete patio area which wraps around the frontage and rear garden. Double glazed UPVC front door into..

Porch

Dual aspect front and side porch with double glazed windows and an internal glass panel door into the entrance hall.

Entrance Hall

gas meter under the stairs, wall mounted radiator, stairs rising to the first floor and a secure door into the storage area/ outbuilding.



Storage Room

11'09x6

Rear aspect storage room with a double glazed window looking onto the rear garden and a wooden door providing access onto the garden.

First Floor

front double glazed window with Seaview, steps up onto split level with door into the inner hallway.

Inner Hall

17'11x2'09

Wall mounted radiator, thermostat on wall, ceiling lighting, doors into all first floor rooms and a storage cupboard with shelving. Loft hatch.

Living Room

14'11x13'02

Front aspect living room with double glazed windows providing panoramic sea views across Portland Harbor and Chesil beach. ceiling lighting, chimney stack, wall mounted radiator and a door provide access into kitchen.

Kitchen

12'02x9'09

Rear aspect with a range of eye and base level units, wall mounted radiator, space for white goods wall mounted ideal Combi boiler, stainless steel sink with stainless steel taps and a double glazed window overlooking the rear garden.

Bathroom

6'03x6'6

partially tiled rear aspect bathroom with a wall mounted radiator, extractor fan, hand wash basin with stainless steel taps and a wall to wall panel enclosed bath.

Bedroom One

12'11x10

Front aspect double bedroom with a large double glaze window providing further sea

views, a storage cupboard with shelving and hanging rails wall mounted radiator and ceiling lighting.

Bedroom Two

11'03x9

Rear aspect double bedroom with a storage cupboard, wall mounted radiator, ceiling lighting and a double glazed window looking onto the garden.

Rear garden

a generous, tiered rear garden, mainly laid to lawn with steps leading to further lawn area.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, fixtures and appliances shown here are not shown to scale and no guarantee is given for their operation or efficiency can be given.
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Direct Moves Estate Agents Office

9 Westham Road
Dorset
Weymouth
DT4 8NP

Contact

01305 778500
sales@directmoves.com
<https://directmoves.com/>

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.

