



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid **£65,000**

Osborne Terrace, Fortuneswell, DT5 1AG





Tenure: Freehold

EPC: D (58)

Council Tax - A

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Situated in the heart of Fortuneswell, this unique property was once a traditional shop and still proudly displays its charming mosaic tiled doorstep. Converted many years ago into a self contained ground floor apartment, the home offers both potential and opportunity in a highly prominent location, where Queens Road meets the main route into Fortuneswell.

Perfect for those with vision, the property is ready to be modernised and tailored to your needs. Whether you dream of creating a comfortable coastal retreat, crafting a stylish contemporary living space, or restoring the building to a boutique shop, this property provides the ideal canvas.



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Inside, the accommodation features an open plan lounge, dining, and kitchen area, a generous double bedroom, a bathroom with a separate WC, and a useful utility porch completing the interior. Outside, a garden sits to the rear of the property and is accessed via a private side path. The property also benefits from gas central heating. With its distinctive history, superb position, and exciting scope for considerable remedial works and improvement, this is a rare opportunity to shape a property to suit your lifestyle — whether as a home, investment, or creative business venture (subject to necessary to consents) right in the heart of the popular area of Fortuneswell.

Nestled on the Jurassic Coast, close to Victoria Gardens and within walking distance of Chesil Beach, this home offers easy access to stunning coastal walks, breathtaking landscapes, and a wide range of maritime activities. The internationally renowned Weymouth & Portland Sailing Academy is also nearby, making this an ideal base for sailing enthusiasts.

Measurements :

Kitchen/ Living Room 20'6" x 15'7" (6.24mx 4.76m)

Bedroom 1 14'10 x 11'6" (4.53m x 3.50m)

Rear Porch 18'8" x 3'11" (5.70m x 1.20m)

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- In Need of Modernisation
 - Self Contained Property
 - Prominent Position
 - Close to Chesil Beach
 - Opposite Victoria Gardens
 - Offers a Variety of Uses
 - Gas Central Heating
 - Open Plan Lounge/Kitchen
 - Double Bedroom
 - Courtyard Garden
 - No Onward Chain



Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

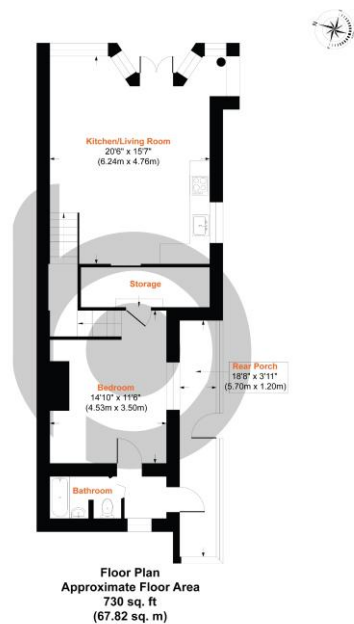
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Approximate Gross Internal Floor Area 730 sq. ft / 67.82 sq. m
All measurements are approximate and can only therefore be used for guidance purposes only.



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