



Croft Road
Portland, DT5 2EP



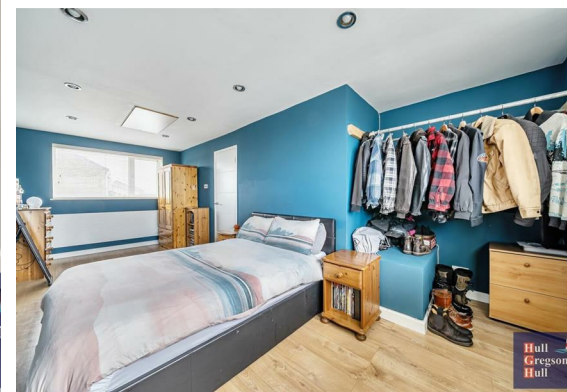
**Offers In Excess Of
£260,000 Freehold**

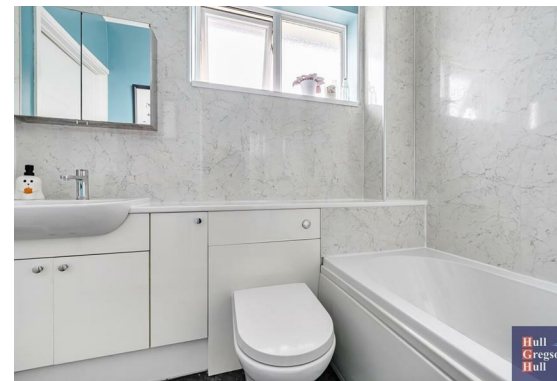


Croft Road

Portland, DT5 2EP

- Spacious Kitchen with Glossy Units and Diner-Style Booth
- Light and Airy Reception Room, Perfect for Relaxing or Entertaining
- Two Well-Proportioned Bedrooms
- Integral Garage Providing Parking or Storage
- Large Workshop with Excellent Potential for Hobbies, Home Business or Conversion (STPP)
- A Versatile Home Offering Comfort, Style, and Opportunity
- Set Moments from Coastal Walks
- Sizeable, Low Maintenance Garden Mostly Laid to Plum Slate and Paving
- Parking for Four Cars
- Quiet Cul de Sac Location With Sea Views





A UNIQUE, TWO BEDROOM home that stands out with its **BOLD RETRO-INSPIRED** kitchen and diner-style booth, perfect for **MODERN LIVING** with a touch of character. The property offers a **SPACIOUS RECEPTION** room, two bedrooms, and a contemporary bathroom. With the added benefits of an **INTEGRAL GARAGE** and a **SUBSTANTIAL WORKSHOP**, there's plenty of versatile space to suit a range of needs.



As you step into this home, you're welcomed by a light-filled entrance porch that opens straight into a bright and spacious living room with dual aspect windows and ample space for furniture.

Adjacent, the kitchen and dining area immediately sets the tone, with a bold



and stylish design. Glossy black units are paired with striking red accents, creating a contemporary space that feels both practical and fun. To one side, a retro-style breakfast booth offers a perfect spot for casual meals, morning coffee, or replying to a few emails.

Heading upstairs, you'll find two well-proportioned bedrooms. Both front aspect rooms enjoying sea views, the main bedroom is a spacious double, bright and welcoming with plenty of room for storage, while the second bedroom is a small double bedroom ideal as a guest room, child's bedroom, or home office. Serving the first floor is a modern bathroom consisting of P shaped bath with a WC and basin in vanity unit.

To the side of the property, there is a useful integral garage – perfect for parking or storage – while at the rear a substantial workshop also accessed roadside, provides excellent potential, whether for hobbies, a home business, or further development.

The property enjoys a low-maintenance rear garden, fully enclosed with smart feather-edge fencing for privacy. It has been thoughtfully designed with ease of upkeep in mind, laid mainly to attractive purple slate chippings that add both style and practicality. A raised decked area provides the perfect spot for outdoor seating or dining, making this a garden that's as functional as it is easy to enjoy





Croft Road, Portland, DT5

Approximate Area = 836 sq ft / 77.6 sq m
Garages = 166 sq ft / 15.4 sq m
Workshop = 285 sq ft / 26.5 sq m
Total = 1287 sq ft / 119.4 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). © richcom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1345733

Reception Room

20'6 x 11'9 (6.25m x 3.58m)

Kitchen Diner

23'8 x 10'10 (7.21m x 3.30m)

Garage

18'9 x 8'10 (5.72m x 2.69m)

Bedroom One

20'7 x 11'10 (6.27m x 3.61m)

Bedroom Two

32'9" x 22'11" (10'9 x 7'9)

Workshop

23'10 x 11'11 (7.26m x 3.63m)

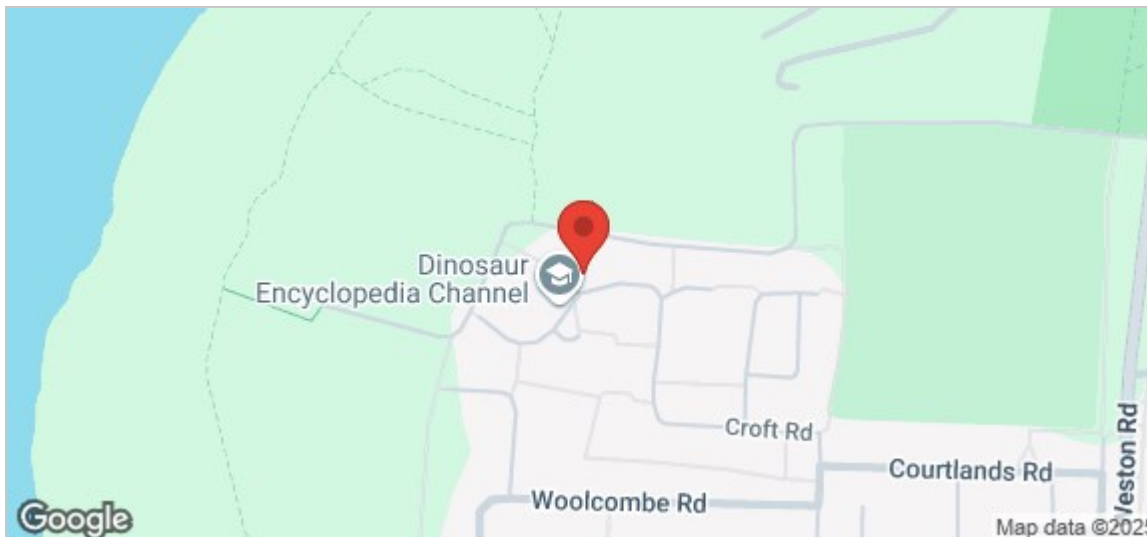
Additional information

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: End Terrace
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC