



Easton Square

Portland, DT5 1BX

 3  2  3  D

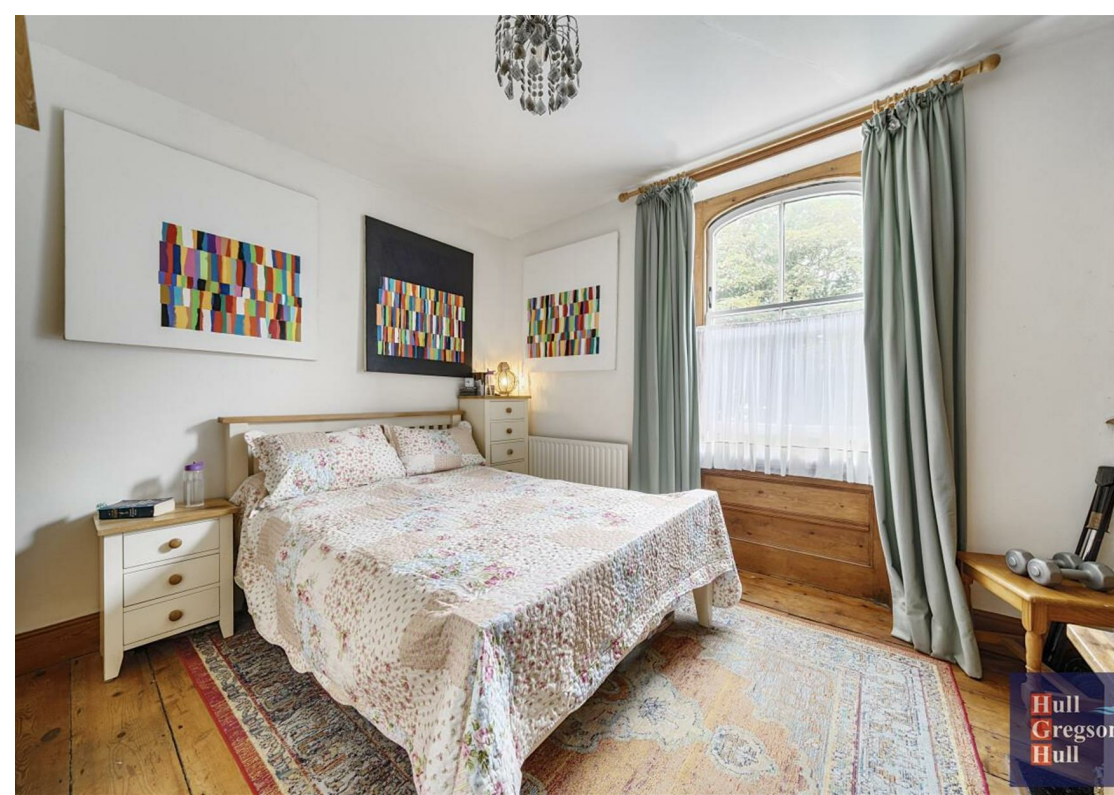
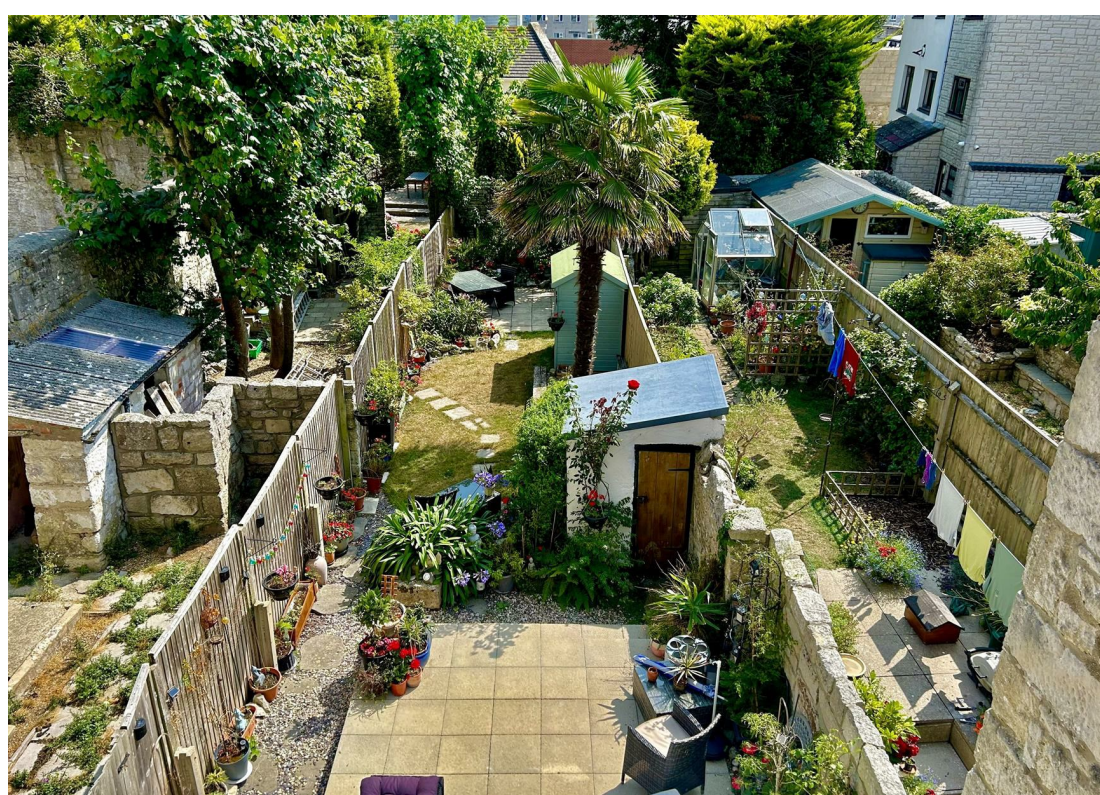
Asking Price
£299,950 Freehold



Easton Square

Portland, DT5 1BX

- Period Townhouse Spread Across Four Floors
- Three Double Bedrooms
- Conservatory Leading to Southerly Cottage Garden
- Large Windows
- Cosy Lounge with Multi-Fuel Burner
- Oozing Character with Exposed Stone and High Ceilings
- Beautifully Presented Throughout
- Ensuite Shower Room
- Moments from Amenities
- Immaculately Presented Throughout





This CHARMING PERIOD PROPERTY, arranged over FOUR STOREYS, with THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS and LARGE LANDSCAPED REAR GARDEN is presented for sale. The property oozes character and is set in a SOUGHT-AFTER RESIDENTIAL LOCATION, CLOSE TO AMENITIES. Viewings come highly advised to fully appreciate the property on offer.

Upon entering the property at ground level, you are greeted by a welcoming entrance hallway that provides access to a charming and characterful sitting room—perfectly suited for both relaxation and entertaining. Toward



the rear of this floor is Bedroom Three, which offers flexibility as a guest suite or a dedicated home office. Additional features include a convenient storage cupboard and a practical porch that enhances the functionality of the entry space.

Descending to the lower ground floor reveals the true heart of the home: an impressive open-plan kitchen and dining area. This exceptional space is defined by striking exposed Portland Stone and offers generous room for seating and socialising. With extensive work surfaces and plentiful storage, the kitchen is designed to accommodate both everyday living and formal entertaining. Double doors lead into an elegant conservatory, which overlooks the garden and bathes the interior in natural light—an ideal retreat for morning coffee or evening relaxation.

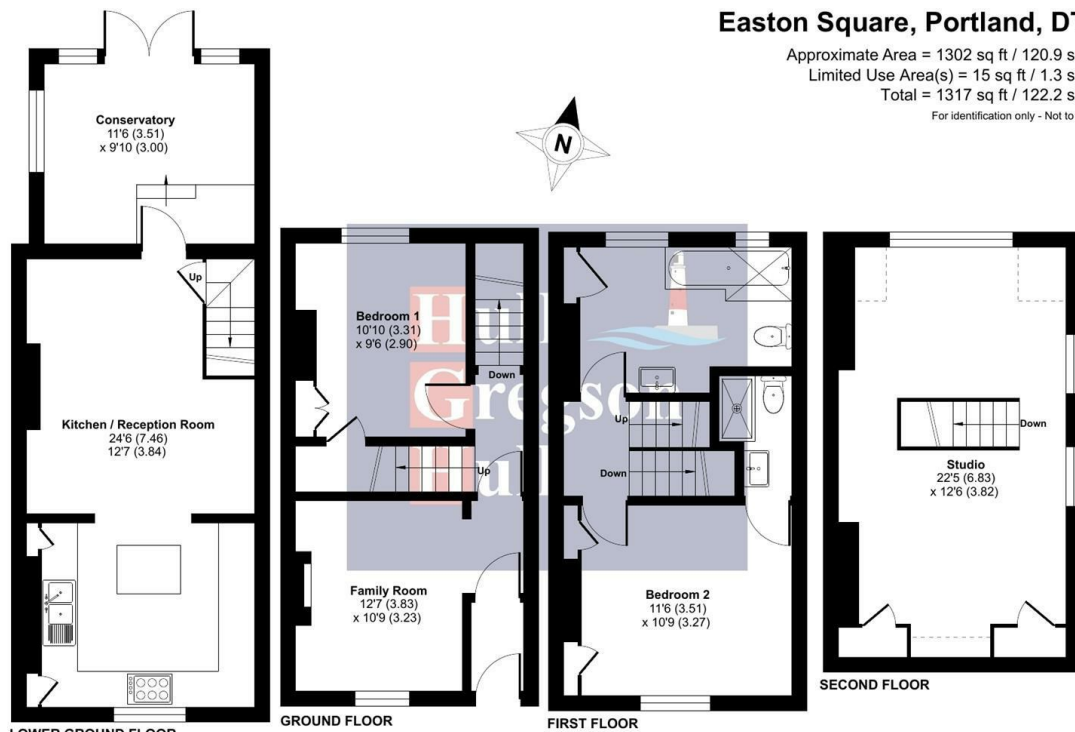
Ascending to the first floor, Bedroom Two presents as a spacious double room filled with natural light. This level also benefits from a contemporary family bathroom, thoughtfully appointed with a separate bathtub and walk-in shower to provide both comfort and convenience.



The second floor is dedicated to the principal suite. Spanning the full width of the property, Bedroom One is a generously proportioned and light-filled space, enhanced by an expansive window that promotes excellent airflow. Two built-in wardrobes add practicality, completing this superb primary bedroom retreat.

Easton Square, Portland, DT5

Approximate Area = 1302 sq ft / 120.9 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Total = 1317 sq ft / 122.2 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: 1303054

Lounge

12'6" x 10'8" (3.83 x 3.27)

Bedroom Three

10'11" x 8'3" (3.35 x 2.54)

Kitchen / Dining Room

24'5" x 12'2" (7.46 x 3.71)

Conservatory

11'5" x 10'5" (3.5 x 3.2)

Bedroom Two

11'5" x 10'8" (3.5 x 3.27)

Bedroom One / Art Studio

22'11" x 12'2" (7 x 3.71)

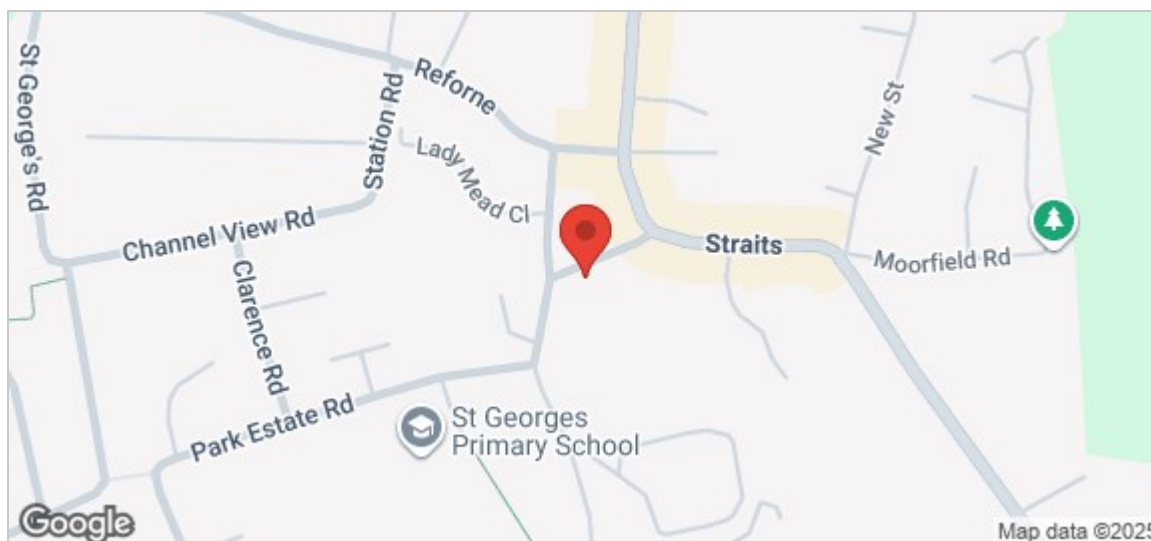
Additional information

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: Terraced
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 firm's 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		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		58
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk