



# Easton Square

Portland, DT5 1BX

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Hull  
Gregson  
Hull  
02045 62222  
1970018  
FOR SALE

Offers In Excess Of  
£290,000 Freehold



# Easton Square

Portland, DT5 1BX

- Versatile, Four Bedroom Mid Terraced Family Home
- Double Garage to Rear, Ideal for Parking or Storage
- Two Reception Rooms to Ground Floor
- Utility Room & Ground Floor WC
- Four Double Bedrooms, Split over Three Floors
- Built in Storage to Bedroom Three
- Family Bathroom to First Floor with Shower & Bath
- Ormate Fireplace to Dinning Room
- Moments to Bus Stop
- Well Positioned, Moments to Tesco Superstore, Coop Convenience Store & Easton Gardens

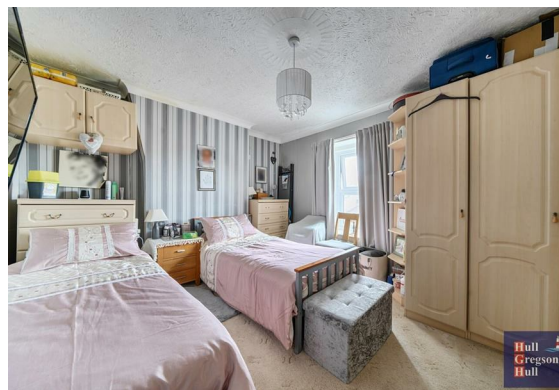




A DECEPTIVELY SPACIOUS, BAY-FRONTED PORTLAND STONE HOME offering exceptionally VERSATILE accommodation arranged over multiple floors, making it IDEAL FOR MULTI-GENERATIONAL LIVING. Rich in period appeal, the property enjoys generous room sizes, high ceilings and a flexible layout, and is further enhanced by the RARE AND HIGHLY DESIRABLE BENEFIT OF AMPLE PARKING WITH A DOUBLE GARAGE TO THE REAR.



The property is approached at ground-floor level, where the front door opens into a welcoming entrance hall that immediately sets the tone for the



generous accommodation throughout. To the front of the house lies a well-proportioned living room, enjoying ample natural light and providing a comfortable space for relaxation. To the rear, a separate dining room offers an ideal setting for family meals and entertaining, with direct access through to the kitchen.

The kitchen is thoughtfully laid out with a range of fitted units and workspace, leading through to a useful utility room which provides additional storage and appliance space, as well as practical access for day-to-day living.

Stairs rise to the first floor, where the principal bedroom is located, offering excellent proportions and built-in storage potential. This floor also benefits from a further bedroom and a family bathroom, arranged conveniently off the central landing, making it ideal for family use or guests.

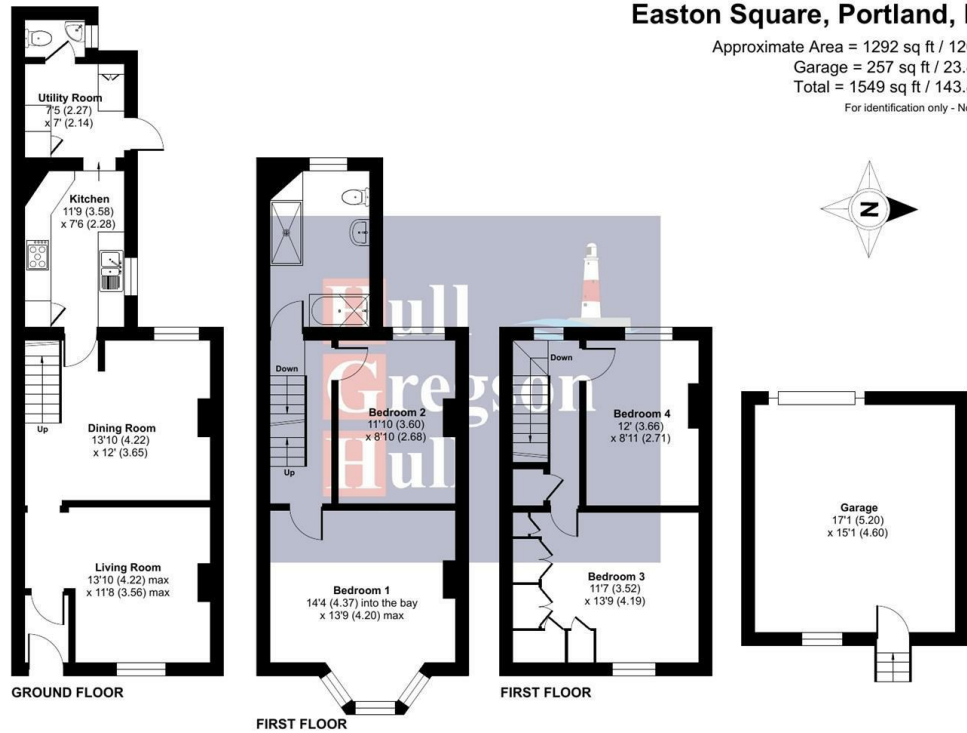


A further staircase leads to the upper floor, where two additional bedrooms are positioned, both enjoying good levels of natural light and flexibility of use. These rooms are well suited as further bedrooms, home office space or hobby rooms, depending on individual requirements.

Externally, the property is complemented by a detached garage, providing secure parking or valuable storage space, a particularly desirable feature in this central Portland location.

## Easton Square, Portland, DT5

Approximate Area = 1292 sq ft / 120 sq m  
 Garage = 257 sq ft / 23.8 sq m  
 Total = 1549 sq ft / 143.8 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). © rixhocom 2026. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1439573

**Living Room**  
 13'10 max x 11'8 max (4.22m max x 3.56m max)

**Dining Room**  
 13'10 x 12' (4.22m x 3.66m)

**Kitchen**  
 11'9 x 7'6 (3.58m x 2.29m)

**Utility Room**  
 7'5 x 7' (2.26m x 2.13m)

**Bedroom One**  
 14'4 into bay x 13'9 max (4.37m into bay x 4.19m max)

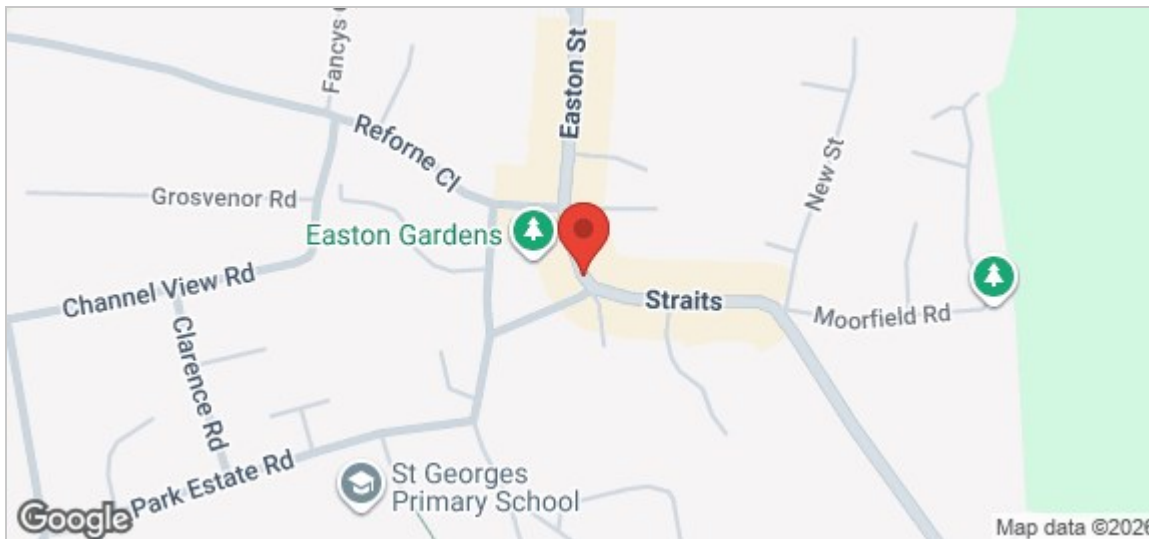
**Bedroom Two**  
 11'10 x 8'10 (3.61m x 2.69m)

**Family Bathroom**

**Bedroom Three**  
 11'7 x 13'9 (3.53m x 4.19m)

**Bedroom Four**  
 12' x 8'11 (3.66m x 2.72m)

**Garage**  
 17'1 x 15'1 (5.21m x 4.60m)



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(39-54) E			
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