Instinct Guides You



# Grove Road, Portland
# Guide Price £70,000

- No Onward Chain
- Buyers Fee Applies
- Ensuite W/C
- Character Features
- Auction Pack Available On Request
- Close To Amenities & Easton Square
- Elevated Views
- Two Reception Rooms
- Modern Kitchen







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

** For sale by online auction ** Pre-auction offers considered **

Positioned near serene coastal walks, with amenities at Easton Square and transport links, this spacious two bedroom maisonette enjoys elevated views across surrounding greenery and offers characterful accommodation arranged over two floors. The property benefits from a modern kitchen, family bathroom and en-suite W/C, generous living space and large bedrooms, making it an appealing home or investment opportunity.

The PRIVATE front entrance door opens into a central hallway providing access to the principal ground floor rooms. To the front of the property is the lounge, a well-proportioned reception room featuring a bay window and fireplace. Across the hallway, the dining room offers a versatile second reception space with ample room for dining furniture and access to the kitchen.

The kitchen is fitted with a range of contemporary wall and base units with work surfaces over, incorporating integrated cooking appliances and providing a practical layout for day-to-day use.

Also on this floor is the family bathroom, fitted with a shower, wash hand basin and WC.

Stairs rise to the first floor landing, which serves two generous double bedrooms. Bedroom one benefits from an en-suite W/C and enjoys elevated views across the surrounding landscape. Bedroom two is another substantial double room with useful built-in storage. Both bedrooms feature characterful shapes and ample floor space for furnishings.

Externally, the property enjoys attractive outlooks towards mature trees and open greenery, creating a pleasant backdrop to the accommodation. Its convenient location places a range of everyday amenities within easy reach, along with transport connections and access to Portland's wider attractions.









## Room Dimensions

**Lounge 13'7" x 11'7" (4.15 x 3.54 )**

**Dining Room 10'2" x 10'2" (3.12 x 3.1 )**

**Kitchen 13'3" x 5'2" (4.06 x 1.58 )**

**Bedroom One 13'11" max x 13'5" max (4.26 max x 4.1 max )**

**Bedroom Two 12'10" max x 12'4" max (3.93 max x 3.76 max )**

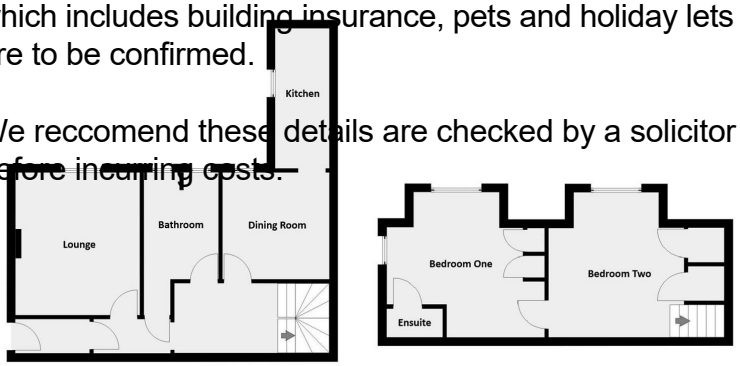
**Bathroom 11'3" max x 7'1" max (3.43 max x 2.18 max )**

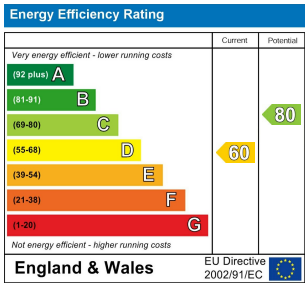
**Ensuite 5'1" x 3'0" (1.55 x 0.93 )**

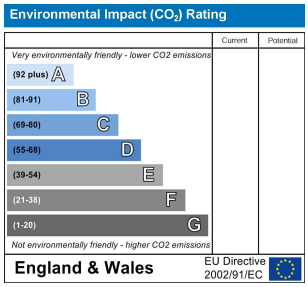
### Lease & Maintenance

The vendor informs us the property has a remaining lease length of 144 years, the service charge is £337.97pa which includes building insurance, pets and holiday lets are to be confirmed.

We reccomend these details are checked by a solicitor before incurring costs.




Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.