



4a Easton Square | | Portland | DT5 1BX

£125,000

BEAUMONT  JONES

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Portland | DT5 1BX
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This third floor purpose built flat is located in the heart of Easton Square, Portland. Overlooking the pretty gardens and close to amenities, this delightful flat offers a cosy reception room which is open plan to the kitchen. With one double bedroom, this property is ideal for individuals or couples looking for a comfortable living space. The flat features a well-maintained bathroom, storage and an off-road parking space for one car.

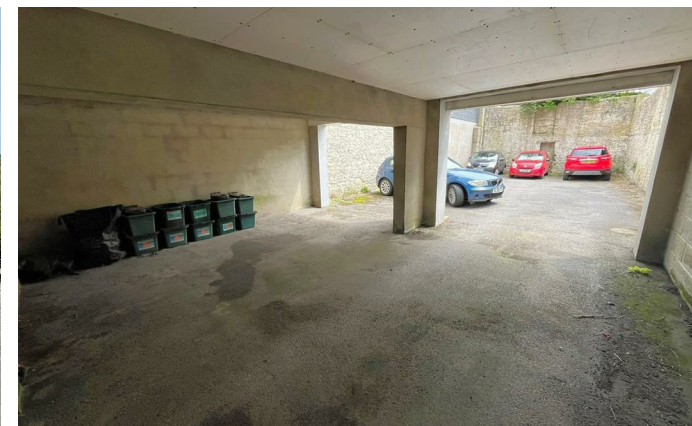
- Spacious & Well Presented One Bedroom Purpose Built Flat
- Open-Plan Living Room/Kitchen
- Top Floor Overlooking Easton Square & Gardens
- Off-Road Parking for One Car

Full Description

Accommodation

This top floor purpose built flat would make an ideal first time buy, lock up and leave or investment. Access to the property is via the secure communal entrance stairs rise to the top landing with front door opening into a welcoming hallway. From here doors radiate to the following accommodation. The inner hall with access to a useful storage cupboard and tiled floor leading into the open-plan living room/kitchen. This light and welcoming room is nicely presented with plenty of space for furniture in the main living room section. There are two front aspect windows overlooking Easton Square. The kitchen has a light rear aspect and plenty of wall and base units for storage. There is an integrated oven, hob and inset stainless steel sink and drainer.

Returning to the hallway, a door leads to the bedroom. This is a lovely sized



A light and spacious purpose built top floor flat overlooking Easton Square and gardens.



double bedroom with plenty of space for furniture. The adjacent bathroom offers a modern suite including, bath with shower and screen, low level WC and pedestal wash hand basin with vanity storage.

Outside

There is parking to the rear of the development with parking for one car.

Location

The property is located in the heart of Easton, positioned on the edge of Easton gardens and close to amenities at Easton on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil, beach, Portland Harbour and Weymouth. Portland provides a variety of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band A.

Services: - Gas central heating. Mains electric & drainage.

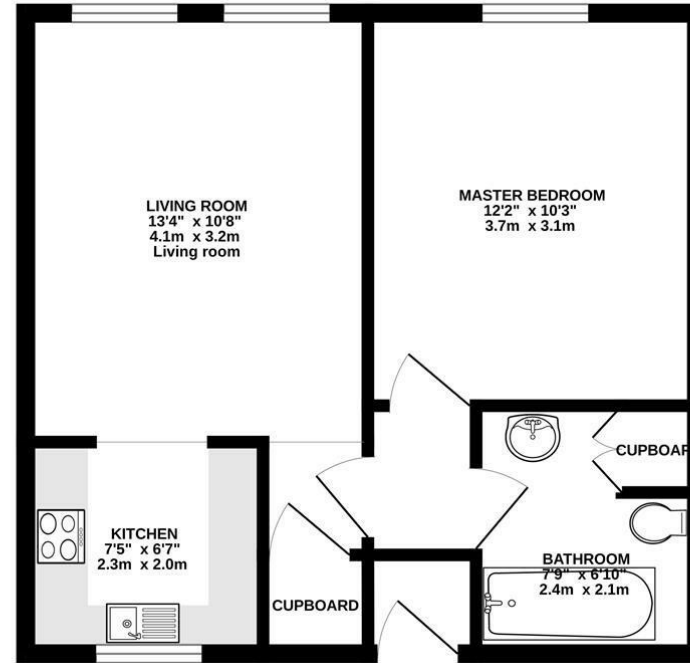
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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