



Weston Road | | Portland | DT5 2DD

**Offers Over £260,000**

BEAUMONT  JONES

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We are delighted to bring to the market this beautiful three double bedroom cottage which spans three floors with far reaching sea views from the top floor master bedroom. The property also benefits from a cosy living room with coal burner, dining room, galley style kitchen, family bathroom, low maintenance rear garden and easy on road parking is located nearby.

- Three Double Bedrooms
- Far Reaching Sea Views from the Master
- Characterful Cottage
- Separate Living and Dining Rooms
- Low Maintenance Rear Garden
- Ideal First Time Buy

**Full Description**

**Accommodation**

Entrance into the property leads into the inner hall with space for hanging coats and a further door leading to the hallway with doors leading to living room, dining room and stairs rising to the first floor. The cosy living room has space for a coal burner and a front aspect double glazed window. The dining room has a under stair cupboard as well as having ample space for dining furniture, door leading to the rear garden and an opening into the galley style kitchen. The galley style kitchen has a range of eye and base level units with dual aspect double glazed windows, integral oven and hob with extractor fan over and space for a washing machine and fridge freezer.

Returning to the stairs rising to the first floor landing where stairs lead to the second floor and further accommodation can be found including the double second bedroom which has a front aspect double glazed window and ample space for bedroom furniture. Bedroom three is also a double with



This surprisingly spacious three double bedroom cottage is immaculately presented throughout.



a feature fire place and a rear aspect double glazed window, finally the family bathroom on this is found which is partially tiled around, side aspect double glazed window, hand wash basin, bath with shower over head and a cupboard housing the water tank. From the second floor stair case the stunning master bedroom can be found. With multi aspect double glazed windows making this a lovely and bright room with far reaching sea views as well as ample space for bedroom furniture.

#### Outside

To the front of the property there is iron fencing enclosing shingled area. The low maintenance rear garden is mostly laid to patio with mature shrubs and pots with space for sheds and rear access.

#### Location

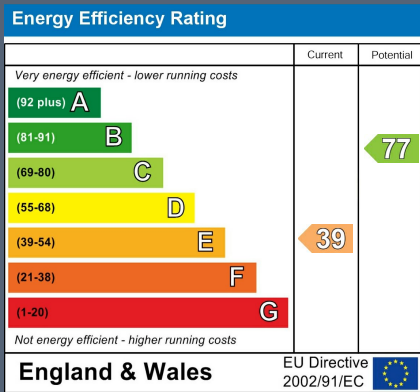
The property is located in a tucked away position close to amenities at Easton on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's 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 C.

Services: - Mains electric, Economy seven heating & Mains drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



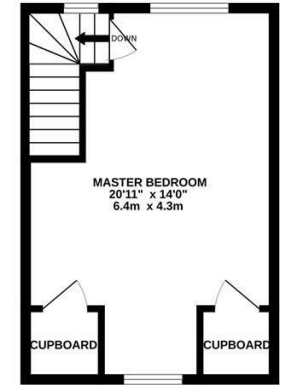
GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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*We value more than your property*

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk