



Instinct Guides You



New Church Close, Portland £300,000

- Private Cul-De-Sac
- Dressing Room & En-Suite
- Westerly Secluded Garden
- Coastal Walks Nearby Inc Church Ope Cove
- Offroad Parking
- Three Story Town House
- Close To Shops & Amenities, Easton
- Well Presented Throughout



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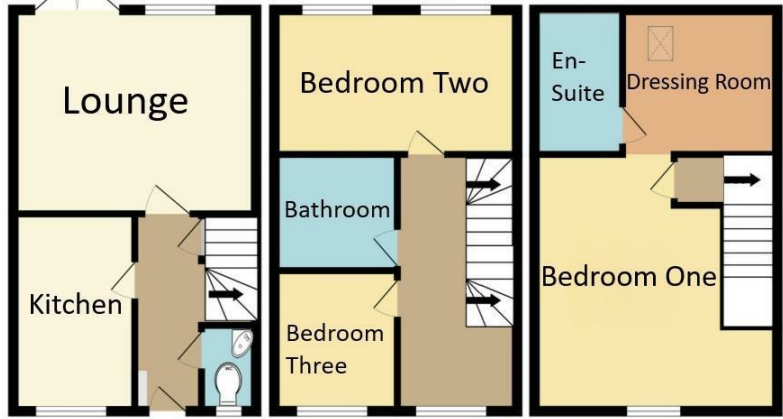
A charming three-bedroom home in the heart of Portland, Easton with stunning coastal walks plentiful including Church Ope Cove. EN SUITE & DRESSING ROOM offered with the large principle bedroom; CLOAKROOM and completed with SECLUDED WESTERLY garden. A perfect blend of comfort, convenience, and coastal living. Located in the vibrant community of Easton, this home is ideal for families or those seeking a relaxed lifestyle in a picturesque village with ample amenities.

The property boasts spacious and well-designed accommodation, providing plenty of room for family life. The bright and airy living spaces create a warm and welcoming atmosphere, while the three generously sized bedrooms offer comfortable and flexible living arrangements. Bedroom One is impressive with the added benefits of a dressing room and en-suite , offering a peaceful escape within the home. The additional bedrooms are equally well-appointed, one double and one single room providing ample space for children, guests, or, as currently situated, a home office.

A low maintenance rear garden makes enjoying the sunshine in your own private sanctuary easy to enjoy all year round whilst for added convenience, the property includes two allocated parking spaces, ensuring practicality for busy households.

Situated close to the amenities of Easton, this home is within easy reach of local shops, cafes and schools, making it an ideal location for families and professionals alike. The friendly and vibrant community of Portland offers a welcoming atmosphere, blending modern conveniences with the charm of coastal village life.

The Isle of Portland is a haven for those who love the outdoors. Residents can enjoy scenic walks along the cliffs, or simply take in the breathtaking views. For beach lovers and watersports enthusiasts, Portland offers some of the best sailing, windsurfing, and kayaking in the region.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.