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AUSTIN 
ESTATE AGENTS

Easton Street

Easton

Portland

Dorset

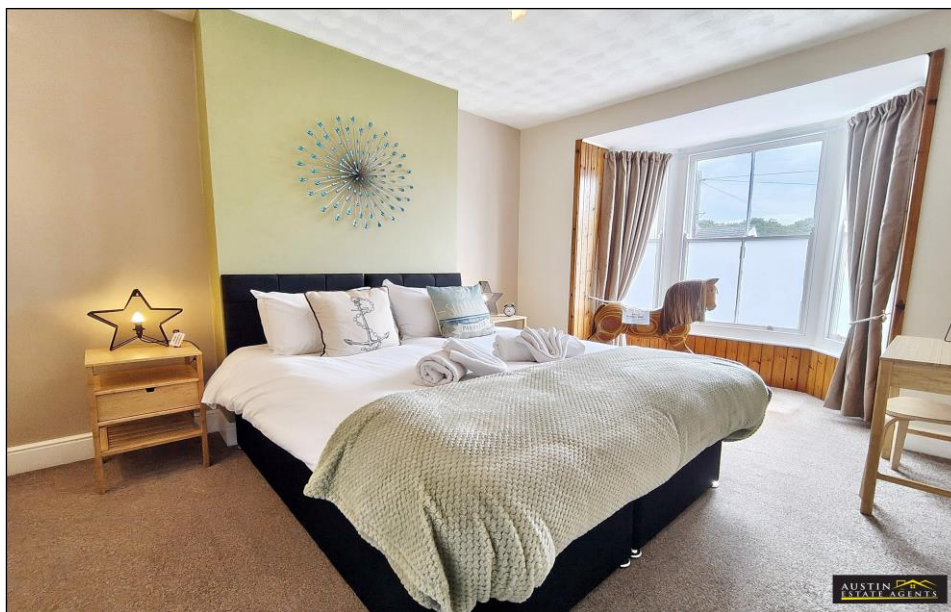
DT5 1BS

£310,000

SUMMARY

- Versatile Freehold Property
- Commercial Shop / Office Opportunity
- Three Bedroom Maisonette
- Lounge, Separate Dining Room & Study
- Modern Fitted Kitchen & Bathroom
- Two Ground Floor Cloakrooms
- Beautiful Rear Garden
- Tandem Garage
- Partly Double Glazed & Gas Central Heating
- Close to Local Shops & Amenities in Easton Square





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Office / Shop 18' 3" x 19' 1" (5.57m x 5.81m)

Hallway 12' 4" max x 6' 0" max (3.76m max x 1.84m max)

Dining Room 11' 5" x 8' 2" (3.49m x 2.50m)

Lounge 12' 3" x 10' 7" (3.74m x 3.22m)

Kitchen 6' 9" x 9' 1" (2.07m x 2.76m)

Conservatory 9' 5" max x 13' 9" max (2.86m max x 4.18m max)

WC

Hallway

WC 4' 2" x 3' 8" (1.26m x 1.13m)

FIRST FLOOR

First Floor Landing

Bedroom One 10' 6" max x 17' 2" max into bay (3.20m max x 5.22m max into bay)

Bedroom Two 10' 6" max x 14' 11" max into bay (3.19m max x 4.54m max into bay)

Bedroom Three 11' 9" x 8' 1" (3.59m x 2.46m)

Study 8' 5" max x 9' 9" max (2.57m max x 2.96m max)

Bathroom 5' 3" max x 11' 3" max (1.61m max x 3.42m max)

OUTSIDE

Garage 10' 0" max x 28' 5" max (3.05m max x 8.65m max)

Rear Garden

THE PROPERTY

We are delighted to present an exceptional opportunity to acquire a freehold property that seamlessly blends residential comfort with commercial potential. This versatile home is perfect for those seeking a beautiful residence with a garden and parking, while also offering the option to operate a business from the adjoining shop / office. Alternatively, the commercial space can be let out on a lease, and the three bedroom maisonette, spread over two floors, could serve as holiday accommodation.

The property's highlights include a spacious reception hallway with ground floor cloakroom with a personal door leading to a large tandem garage with window and garden access. On the ground floor the accommodation includes a rear lounge, separate dining room, newly fitted kitchen, conservatory, additional cloakroom, and store as well as direct access to a double-fronted commercial shop filled with natural light. On the first floor, the landing area hosts doors to the three tastefully appointed bedrooms, study and modern bathroom. To the outside of the property is a delightful rear garden with mature plants and shrubs, providing a tranquil outdoor space.

Situated in the heart of Portland, Easton Village is a vibrant community known for its rich history and charming architecture. Easton Square serves as the village's focal point, featuring a variety of local shops, cafes, and amenities, including a Tesco supermarket and a shopping arcade. The area is well-served by bus routes, with the Easton Square stop providing regular services to surrounding areas, including Weymouth.

Easton Gardens, located within Easton Square, is a beautifully maintained public park that has been a community centrepiece since its opening in 1904. The gardens feature formal bedding areas and a children's play area. For outdoor enthusiasts, Easton offers proximity to stunning coastal walks, including the South West Coast Path, and attractions like Church Ope Cove. The area is also a haven for water sports, with the Portland Sailing Academy nearby.

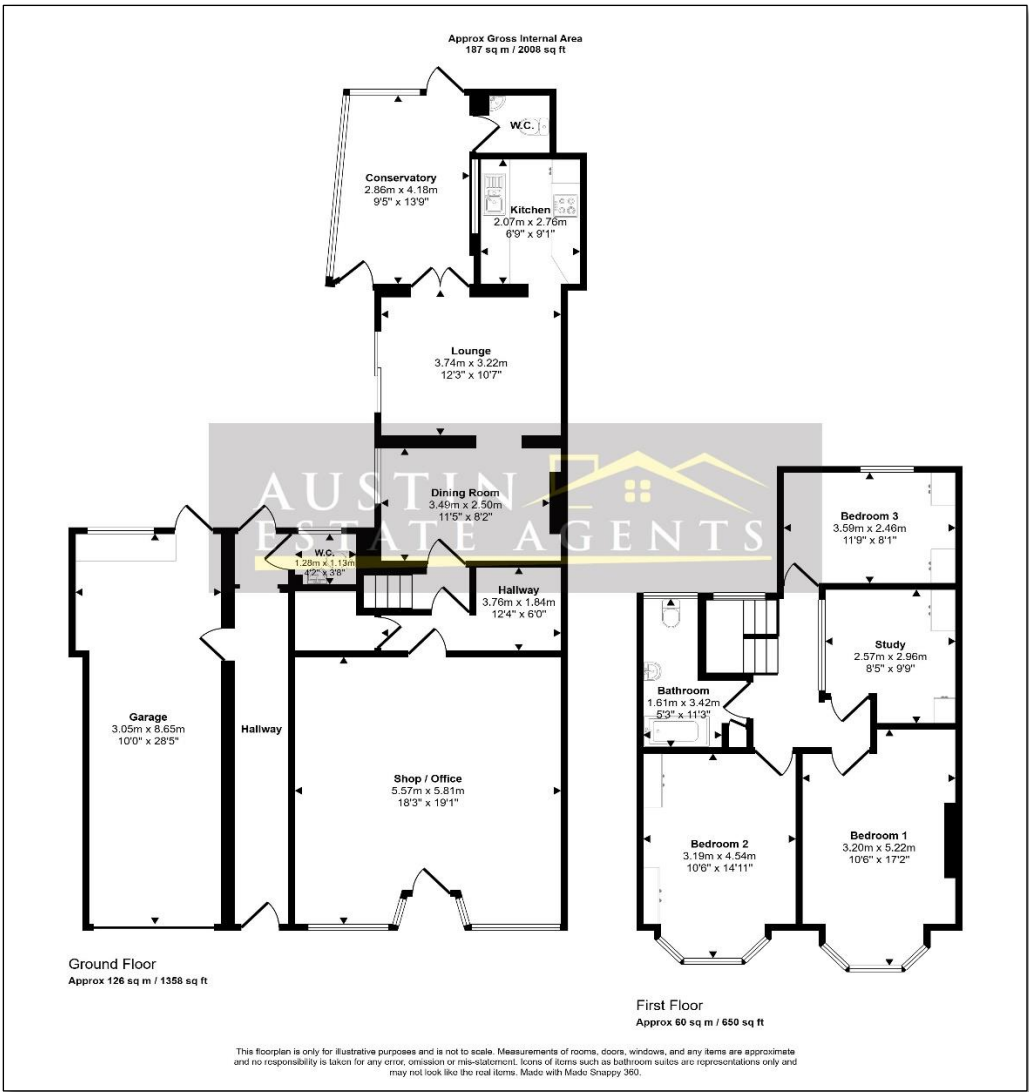
For further information on this unique property that combines comfortable living with commercial opportunities, please contact the team at Austin Estate Agents.







FLOORPLAN:



LOCATION:



EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX RATING: B **TENURE: Freehold**

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.