

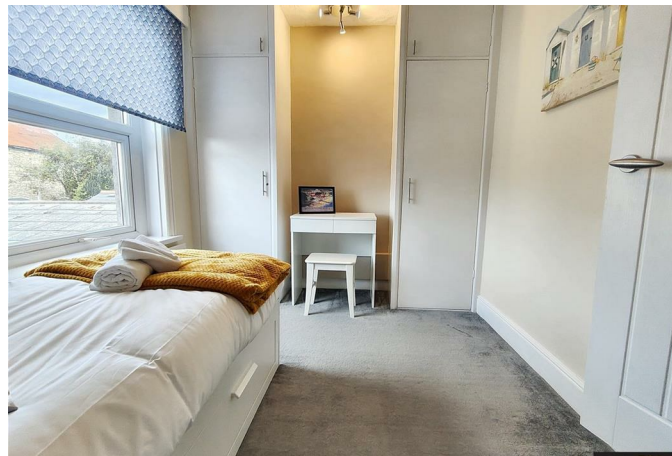
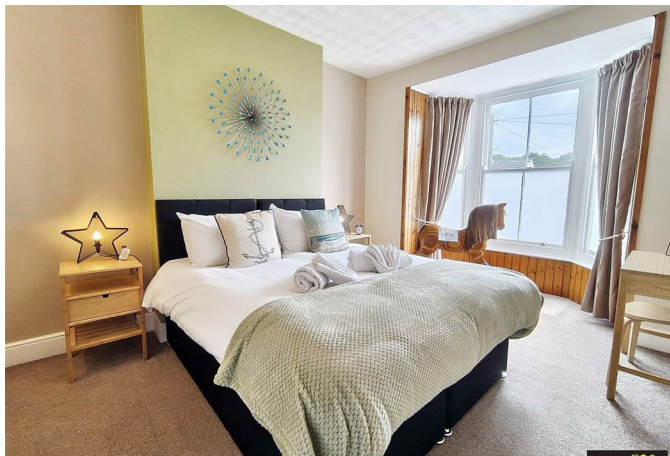


## Easton Street , Portland DT5 1BS

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

**Offers In The Region Of £270,000 Freehold**





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

#### Office / Shop

18'3" x 19'1"

#### Hallway

12'4" max x 6'0" max ( max x max)

#### Dining Room

11'5" x 8'2"

#### Lounge

12'3" x 10'7"

#### Kitchen

6'9" x 9'1"

#### Conservatory

9'5" max x 13'9" max ( max x max)

#### WC

#### Hallway

#### WC

4'2" x 3'8"

### FIRST FLOOR

#### First Floor Landing

#### Bedroom One

#### Bedroom Two

#### Bedroom Three

11'9" x 8'1"

#### Study

8'5" max x 9'9" max ( max x max)

#### Bathroom

5'3" max x 11'3" max ( max x max)

### OUTSIDE

#### Garage

10'0" max x 28'5" max ( max x max)

#### Rear Garden

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.

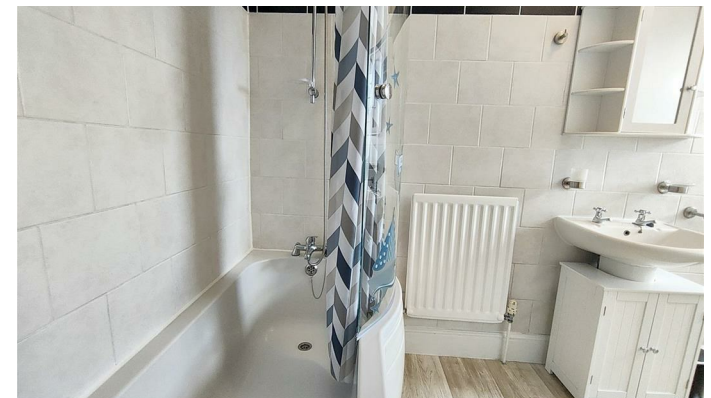
The property's highlights include a spacious reception hallway with ground floor cloakroom with a personal door leading to a large tandem garage with window and garden access. On the ground floor the accommodation includes a rear lounge, separate dining room, newly fitted kitchen, conservatory, additional 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.

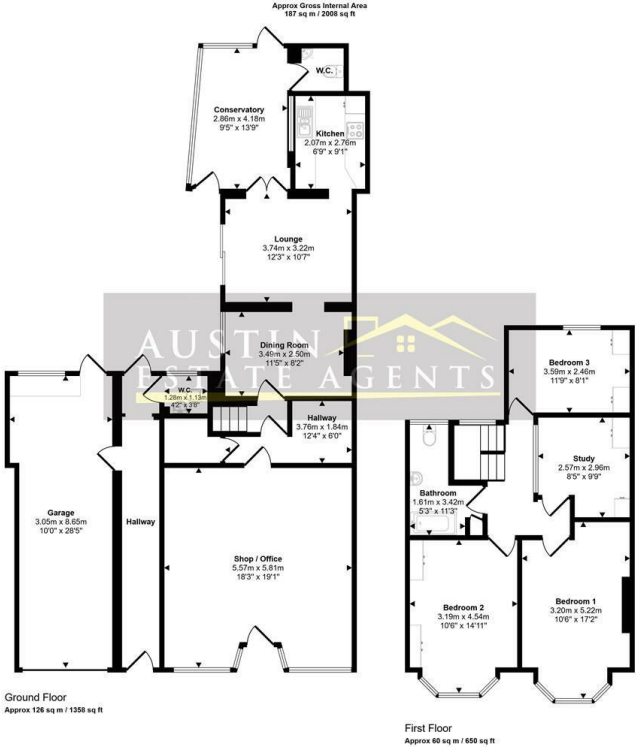
Easton Gardens, located within Easton Square, is a beautifully maintained public park that has been a community centrepiece since its opening in 1904. The gardens feature formal bedding areas and a children's play area. For outdoor enthusiasts, Easton offers proximity to stunning coastal walks, including 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.





Local Authority  
Council Tax Band **B**  
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.