



Grosvenor Road | Easton | Portland | DT5 2BH

**Offers Over £240,000**

BEAUMONT  JONES

## Grosvenor Road | Easton Portland | DT5 2BH Offers Over £240,000

Welcome to this deceptively spacious three double bedroom, three reception room family home in Easton, Portland. The property retains exemplary proportions across two floors with modern fitted kitchen and contemporary family bathroom as well as generous garden with rear access. The property is conveniently located just moments from schools, bus routes and Easton Square's abundant amenities.

- Deceptively Spacious
- Three Reception Rooms
- Rear Access
- Modern Fitted Kitchen
- Three Double Bedrooms
- Generous Garden
- Contemporary Bathroom
- Character Features Throughout

### Full Description

The home is tucked towards the end of Grosvenor Road with charming stone elevations and bay windowed frontage inviting you in.

An entrance vestibule conveniently borders the property with hallway following into the accommodation.

The immediate right hosts the living room - the first of three reception rooms. With high ceilings and charming bay window, the room provides an excellent lounge or potential snug with ample room for furnishings and focal point



Deceptively spacious throughout with excellent proportions and characterful high ceilings across two floors not limited to three bedrooms and three reception rooms.



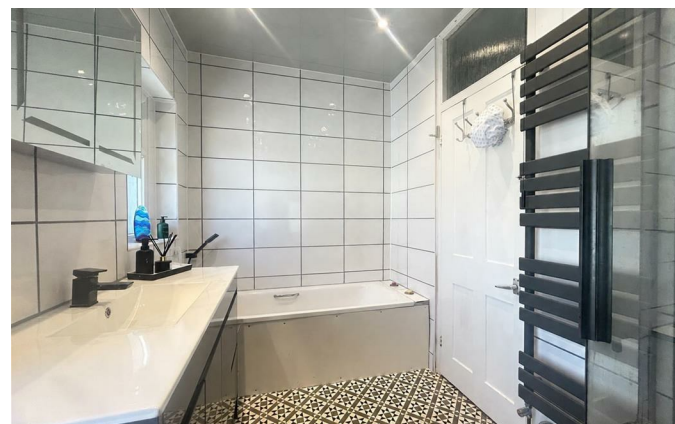
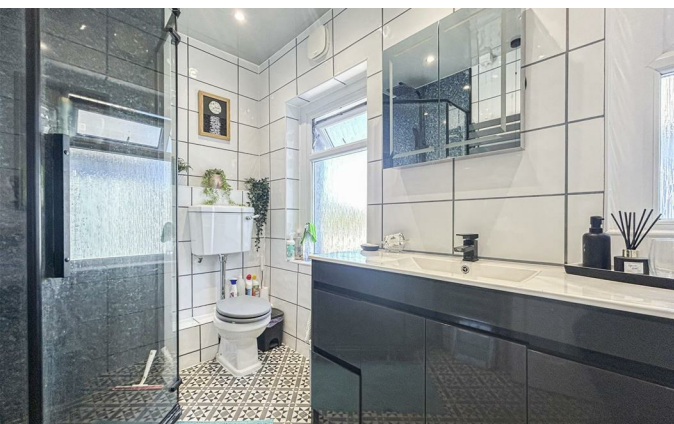
fireplace centering the room. Neighbouring is the second reception room; A well proportioned additional room with scope to knock through or utilise as an office/hobby room/fourth bedroom.

Continuing through the accommodation, the dining room adjoins the kitchen for a semi-open plan feel which is subtly divided by two openings to encourage a sense of light and space. Large windows overlook the garden and patio area with ample proportions for large dining furniture. The kitchen itself wraps around three walls to offer extensive preparation space and storage. Within, there is room for a washing machine, tumble drier and oven with the sink located tho the rear overlooking the garden. A door to one side completes the ground floor, accessing the garden.

Rising to the first floor, a spacious landing opens to all rooms. From the front, Bedroom One impressively spans the width of the home with exemplary proportions further amplified by bay window and continued high ceilings; The vendors have implemented extensive storage to no expense of the floor space. Bedroom Two sits adjacent with proportions that would also suit a double bed and additional furniture if necessary.

Sitting in the heart of the first floor is the recently refurbished family bathroom. With sleek white wall tiles and contemporary floor tiles, the bathroom is immaculately presented with no need for compromise, featuring separate bath and corner shower alongside large basin and toilet.

Completing the first floor and internal accommodation is bedroom three; Also a double bedroom, the space overlooks the garden and retains dimensions suited to additional furniture.



Outside, the garden is extremely reasonable with an initial side patio leading to the garden path to one side and the lawn to the other. To the rear of the garden is a decking area - a true sun trap with an adjacent shed. Two sides of the shed retain concreted walls for stability or scope to develop STPP. Completing the garden is a rear access lane running behind the terrace.

Located in Easton, the property has schools and bus routes at a mere stroll as well as Easton Square and its abundant amenities within 0.25 miles - not limited to Pharmacy, Co-op, Park, Charity Shops and various take aways..

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Currently Business Rates, previously Council Tax Band B.

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

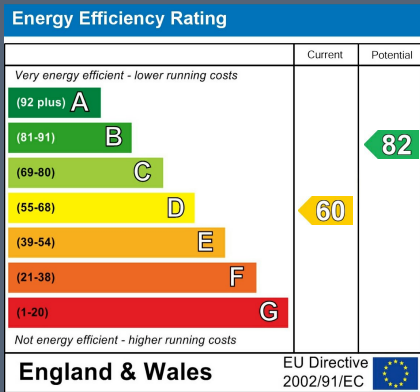
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Generous garden with rear access; Modern fitted kitchen and contemporary bathroom, also.





**TOTAL FLOOR AREA:** 1070 sq.ft. (99.4 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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33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk

*We value more than your property*