



Portarlington Road, Dorset, BH4

£250,000 *Share of Freehold*



Located in the sought-after area of Westbourne, Bournemouth, this first-floor apartment offers an excellent opportunity for buyers seeking coastal living with a touch of potential. Benefitting from vacant possession, the property is ideal for those wishing to add their own personal style and modernise to suit their tastes.

KEY FEATURES

- First floor apartment
- Sunny south facing balcony
- Bright & spacious living room
- Two double bedrooms
- Fitted Kitchen
- Part tiled bathroom
- Single garage
- Vacant possession



Westbourne

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DESCRIPTION

Step inside to discover a bright and spacious living room, flooded with natural light thanks to its sunny south-facing outlook. Doors open onto a private balcony, perfect for morning coffees or relaxing at the end of the day. The apartment features a fitted kitchen and a part-tiled bathroom, alongside two generously sized double bedrooms, providing comfortable accommodation for professionals, couples or small families. For added convenience, a single garage is included, offering secure parking or useful additional storage.

Set in a prime location, residents can enjoy easy access to the best of Westbourne and Bournemouth. Westbourne itself is renowned for its elegant Victorian architecture, boutique shops, and independent cafés, creating a blend of village ambience and coastal charm—all just a short stroll from golden sandy beaches. Bournemouth, nearby, offers a bustling atmosphere with award-winning beaches, a lively

promenade, vibrant arts scene, and a host of dining and entertainment options. Scenic clifftop walks, tranquil parks, and historic landmarks further enrich the lifestyle on offer.





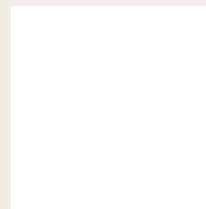
LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

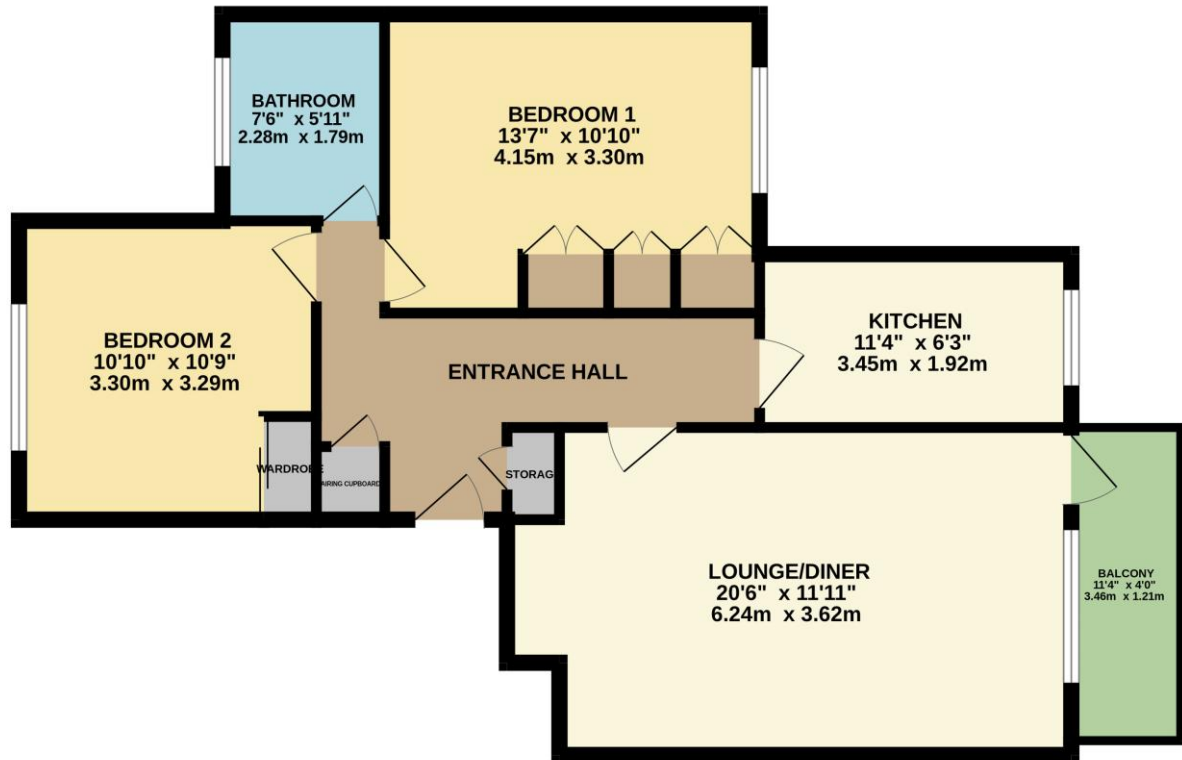
Term: 172 year and 0 months

Service Charge: £1300 per annum

Council Tax Band: C

EPC rating: To be confirmed

FIRST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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