



Curzon Court, Bournemouth, Dorset, BH4

£235,000 *Share of Freehold*

2  1  1 

A well presented two bedroom first floor apartment situated in this small development on the popular tree lined Portarlington road in Westbourne. Offering bright and spacious accommodation throughout with a south facing balcony overlooking the front communal gardens

KEY FEATURES

- First floor
- Two double bedrooms
- Bright Lounge diner
- Fitted kitchen & bathroom
- South facing balcony
- Good storage
- Garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

Situated on the first floor of a well-maintained development in sought-after Westbourne, this well presented two-bedroom flat offers comfortable, bright living in one of the area's most desirable locations.

Step inside to find a spacious lounge and dining area, perfect for relaxing or entertaining. The fitted kitchen is thoughtfully designed with sleek finishes, providing both style and practicality for everyday use. Both bedrooms offer generous proportions, while the smartly fitted bathroom adds a touch of luxury to daily routines.

The property enjoys the benefit of a south-facing balcony, ideal for soaking up the sun with your morning coffee or unwinding in the evening. Excellent storage solutions throughout ensure a clutter-free lifestyle. Enjoy the convenience of a private garage, as well as gas central heating and double glazing for year-round comfort.

Situated just a level stroll from the vibrant heart of Westbourne, you'll be moments from an array of independent shops, charming cafés, and inviting restaurants. The property also boasts excellent transport links for easy commuting and is within close reach of Bournemouth's stunning beaches, perfect for leisurely walks and seaside days out.





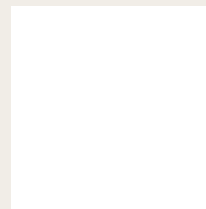
LOCATION

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



<https://www.winkworth.co.uk/sale/property/WBN260324>

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: 974 year and 0 months

Service Charge: TBC

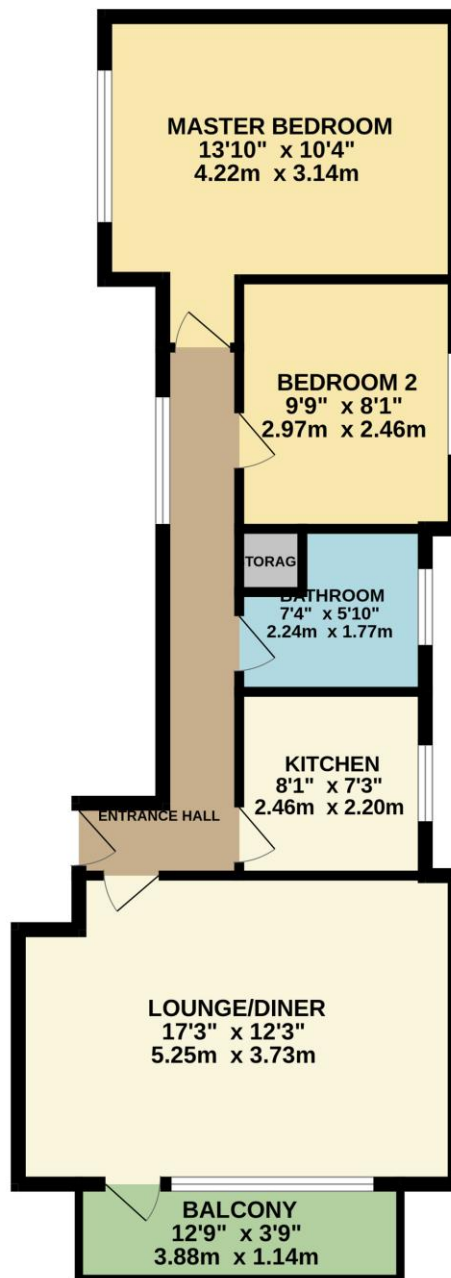
Ground Rent: TBC

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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.
Made with Metropix ©2026

Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.