



## Portarlington Road, Dorset, BH4

£260,000 *Share of Freehold*



A very well presented two bedroom first floor apartment which is situated in the popular tree lined Portarlington road in Westbourne. Offering modern accommodation throughout and positioned a level walk from Westbourne.

### KEY FEATURES

- Purpose built
- First floor
- Two bedrooms
- Large lounge
- Modern kitchen & bathroom
- Sunny balcony
- Garage



**Westbourne**

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## DESCRIPTION

Nestled in the desirable area of Westbourne, this well-presented first floor flat is now available for sale. Purpose-built and in good condition throughout, the property offers two generous bedrooms and a spacious lounge, providing ample space for both relaxation and entertaining guests. The modern kitchen and bathroom have been thoughtfully designed, offering contemporary fixtures and finishes for comfortable everyday living.

Step outside onto the sunny balcony, perfect for enjoying your morning coffee or unwinding in the evening with views over the beautifully maintained communal gardens. Storage and parking are well-catered for with a private garage included, offering both convenience and security.

The location is truly second to none, with a level walk bringing you to

the heart of Westbourne's vibrant cafes, independent shops, and local amenities. Excellent transport links are close by, making commuting or exploring the wider area effortless. The golden sands of the nearby beach are within easy reach, offering the perfect escape for leisure, relaxation, and outdoor activities.





## 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

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<https://www.winkworth.co.uk/sale/property/WBN260007>

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

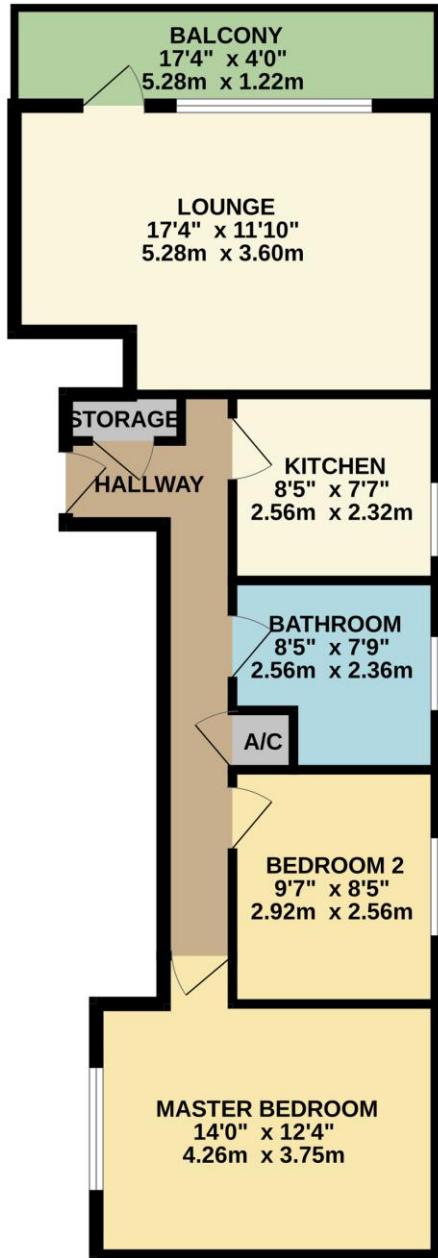
**Term:** 975 year and 0 months

**Service Charge:** £1220 per annum

**Council Tax Band:** B

**EPC rating:** To be confirmed

638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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