



ROXBOROUGH, PORTARLINGTON ROAD, BOURNEMOUTH, DORSET, BH4

£350,000 SHARE OF FREEHOLD

An incredibly spacious three double bedroom top floor apartment situated in the popular tree lined Portarlington road. The shops bars and restaurants of Westbourne are a level walk away and there pleasant walks through the Chine to the beach.

Top (second) floor | Three double bedrooms | Two reception rooms | Two bathrooms | Good storage | South facing balcony | Garage

Westbourne | 01202 767633 |

Winkworth



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 postcode on www.checker.ofcom.org.uk



DESCRIPTION

An impressive top floor property located in the sought-after area of Westbourne, Bournemouth. This spacious residence boasts three double bedrooms, two reception rooms, and two modern bathrooms, providing ample living space.

With good storage options throughout, including a garage for convenient parking, residents can enjoy the bright and airy feel of the property, highlighted by its south-facing balcony.

Situated just a level walk away from the charming shops and cafes of Westbourne, residents also have easy access to the beach through the nearby Chine. With good transport links in the area, this location offers both convenience and tranquillity.

Offering a generous 1190sqft of living space, this property presents the ideal opportunity for those seeking a comfortable and well-appointed home.

1190 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq ft. (110.5 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 Homplan 12/25

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Share of freehold 979 year lease

LOCAL AUTHORITY: BCP

SERVICE CHARGE: Circa £1500 per annum

AT A GLANCE

- Top (second) floor
- Three double bedrooms
- Two reception rooms
- Two bathrooms
- Good storage
- South facing balcony
- Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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