



SUNNINGDALE, 21 PORTARLINGTON ROAD, BOURNEMOUTH, DORSET, BH4

£250,000 SHARE OF FREEHOLD

A very spacious two bedroom top (second) floor apartment which is situated in the very popular tree lined Portarlington road which is just a short level walk to the popular shops, bars and restaurants in Westbourne whilst also being close to the beach. The property offers good size accommodation throughout and is offered with vacant possession.

Second floor | Two double bedrooms | Fitted kitchen | Modern bathroom
| Large lounge | Good storage | Garage & parking | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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.



DESCRIPTION

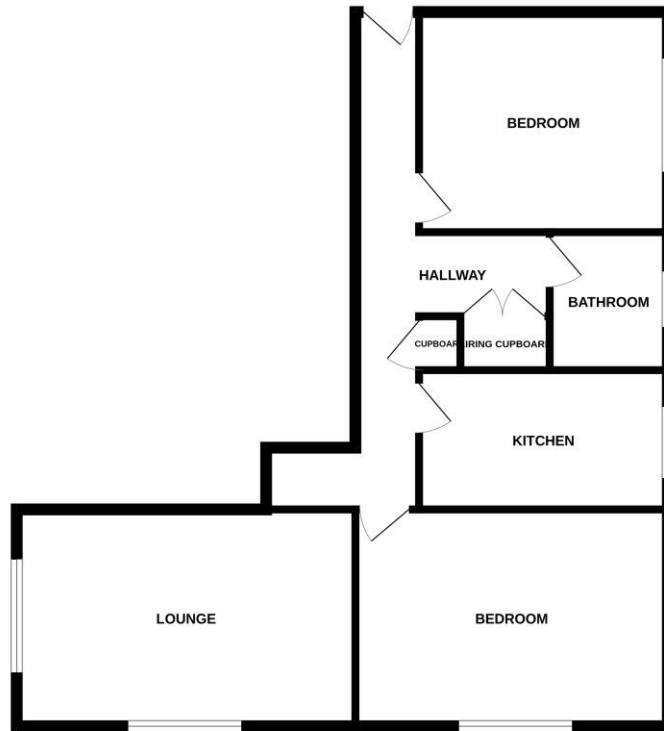
The apartment is situated on the second floor, which can be accessed via stairs through well presented communal hallways. A private door, leads into the entrance hall, which houses a large storage cupboard, the airing cupboard which houses a pre-lagged, hot water tank and slatted shelves storage of linen and doors to principal rooms.

There is a large lounge with dual aspect windows and ample space to accommodate a dining table. The kitchen is fitted with the range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both can easily accommodate freestanding wardrobes and furniture and both enjoy leafy tree views from large windows. The modern bathroom is fully tiled and comprises of a suite to include a low-level WC, wash hand basin inset into a vanity unit and a panel bath with wall mounted power shower and glass screen.

A garage is conveyed with the property with a additional parking space in front

SECOND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.0 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.
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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

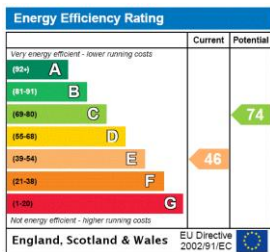
COUNCIL TAX BAND: C

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Second floor
- Two double bedrooms
- Fitted kitchen
- Modern bathroom
- Large lounge
- Good storage
- Garage & parking
- Close to Westbourne



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