



FLAT 2  
3 PORTMAN  
CRESCENT  
BOURNEMOUTH  
BH5 2ER

LEASEHOLD  
ASKING PRICE  
£550,000

“An exceptionally well presented, three double bedroom maisonette, with two allocated parking spaces, set within the desirable Portman Ravine, less than 350 metres to Southbourne cliff tops.”

**Winkworth**

for every step...

ASKING PRICE £550,000

Three Bedrooms  
Two Bathrooms  
Modern Kitchen  
Split Level  
Large Balcony  
350 To Southbourne Cliff Tops  
Off Road Parking For Two Vehicles

EPC: C | COUNCIL TAX: C | LEASEHOLD 107 YEARS REMAINING | MAINTENANCE £800 P/A | GROUND RENT N/A | PET BY CONSENT

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southbourne@winkworth.co.uk







## Why Portman Crescent?

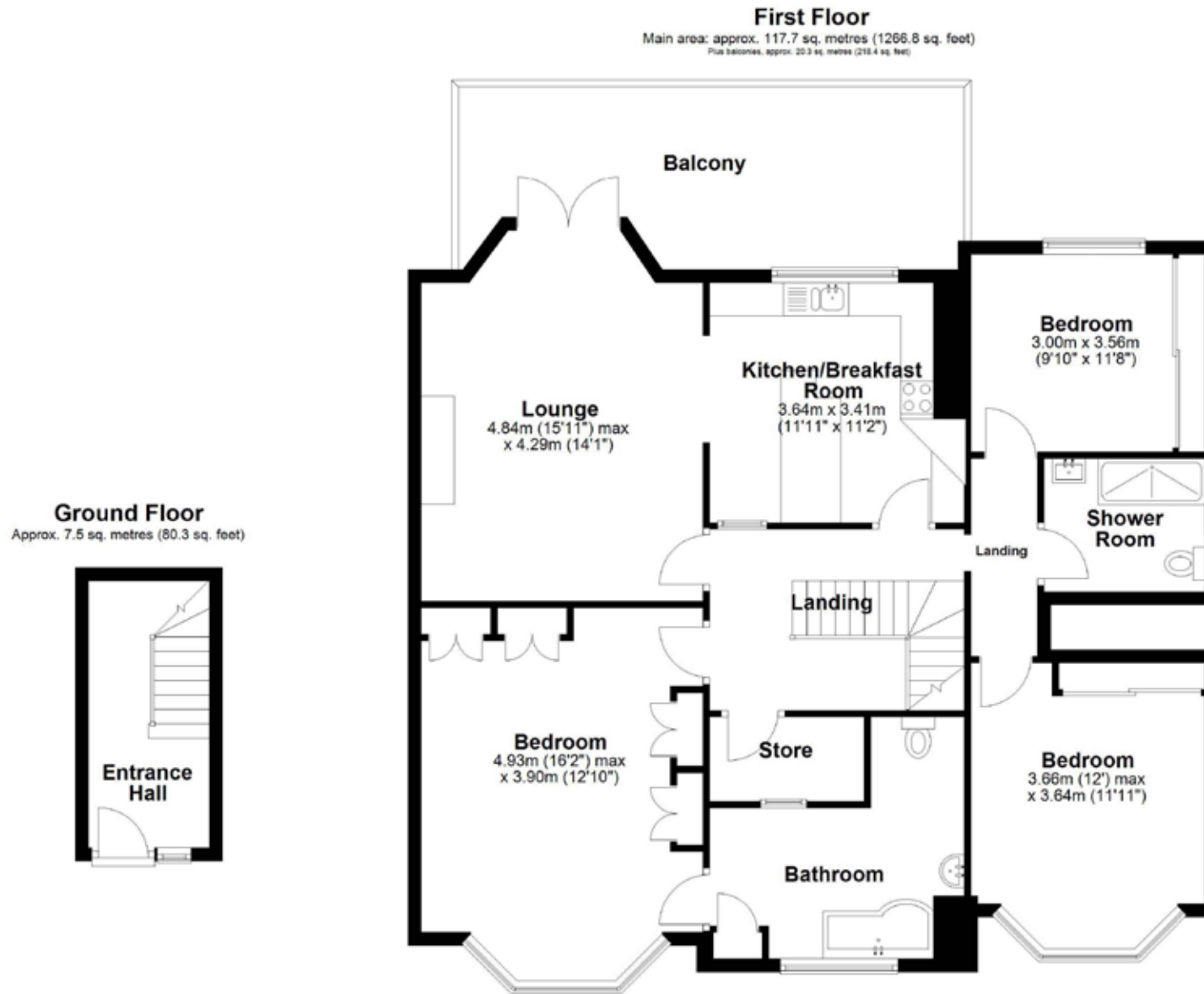
Portman Crescent enjoys an enviable location just 350 metres to Southbourne cliff tops where you can admire the panoramic views from Old Harry Rocks to the Isle Of Wight. Take a stroll down the zig zag and you will find mile of golden sandy beach with a promenade from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier with a range of beach side cafés, bars and restaurants to take in along the way.

Southbourne high street is 250 metres away. The high street has been rejuvenated in recent years to include a number of independent cafés, bars, restaurants and convenience shops along with excellent transport links to Christchurch and Bournemouth and Pokesdown train station for anyone looking to commute.

This spacious three double bedroom apartment is accessed via the ground floor with a spacious entrance hall and useful storage with a stair case leading to the accommodation. The kitchen is well equipped with a range of modern cabinets, integrated oven, hob and appliances. A spacious breakfast bar provides seating for four people. The kitchen opens through to the lounge / dining room which is flooded with natural light and double doors which open onto the generous balcony.

The bedrooms are all double in size with the primary enjoying an en-suite bathroom. The modern family shower room includes a large shower, wash hand basin, wc complemented with stylish tiles. Outside, the property is conveyed with two allocated off road parking spaces.





Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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