



PORTADENE, PORTARLINGTON ROAD, BOURNEMOUTH, DORSET, BH4

£309,950 SHARE OF FREEHOLD

This spacious ground floor apartment with large private terrace is situated in the desirable golden grid in a rarely available and sought after development. Being just a short distance from the superb selection of shops, bars and restaurants at Westbourne Village and having the award winning sandy beaches just minutes away, this is an opportunity not to be missed.

Ground floor | Two double bedrooms | En-suite & family bathroom |
Kitchen breakfast room | Spacious lounge diner | Large private
terrace | Underground parking | Sought after development

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK with stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also nearby and offers a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect to the Weymouth to London Waterloo South West train service.



DESCRIPTION

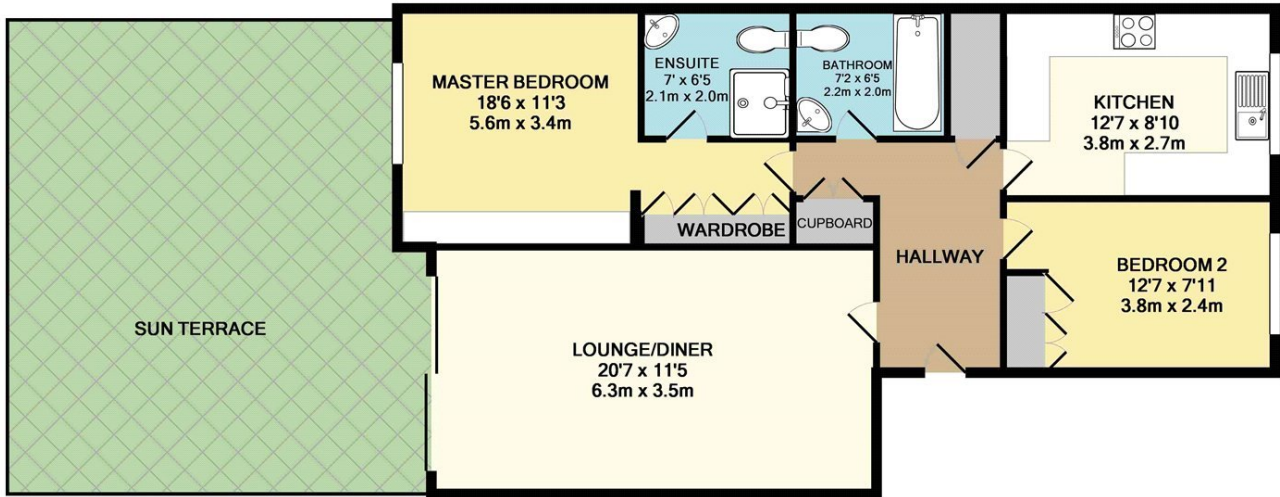
The apartment is accessed via an extremely well presented communal hallway with secure telephone entry system providing access to the apartment.

The entrance hallway has doors to principal rooms with storage and cloaks cupboards.

The lounge diner is a spacious room with a feature fireplace and large patio sliding doors leading out onto the large private terrace. The lounge has plenty of space for a dining table as well as a large sofa suite and chairs. The terrace is exceptionally large and is paved with flower and shrub borders and low level brick walls surrounding it. This outside area is a particular feature of the property. The kitchen breakfast room is well presented and consists of a range of base and eye level cupboard and drawer units with adjoining work surface areas as well as a handy breakfast bar area and large double glazed window.

There are two double bedrooms both of which benefit from fitted wardrobes. The master bedroom has the added benefit of an en-suite shower room. There is also a well-equipped family bathroom in addition.

There is an allocated underground parking space conveyed with the apartment as well as ample visitor parking on a first come first serve basis outside the building.



TOTAL APPROX. FLOOR AREA 790 SQ.FT. (73.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: E

TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1900 pa

AT A GLANCE

- Ground floor
- Two double bedrooms
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- Kitchen breakfast room
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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