



FLAT 6, MAITLANDS, PORTARLINGTON ROAD, BOURNEMOUTH, DORSET, BH4

£260,000 SHARE OF FREEHOLD

An exceptionally well presented two double bedroom first floor apartment which is situated in the popular tree lined Portarlington Road in Westbourne. The blue flag beaches, good transport links and shops are a short level walk away. The property is in superb order with modern accommodation throughout. Vacant possession.

Purpose built | First floor | Two double bedrooms | Lounge diner | Kitchen
breakfast room | Bathroom & wc | Sunny balcony | Garage & Allocated
Parking | Beautiful grounds | Ample Visitor Parking

Westbourne | 01202 767633 |

Winkworth



LOCATION

Located in the heart of well-connected Westbourne, this beautifully presented first floor apartment offers an exceptional opportunity to enjoy coastal living at its finest. Purpose-built and thoughtfully designed throughout, the apartment boasts a generous 773 sqft of well-maintained accommodation, perfect for both living and entertaining.

Step inside to discover a spacious lounge diner, filled with natural light and seamlessly opening onto a sunny, south-facing balcony—an inviting spot for morning coffee or evening relaxation. The kitchen breakfast room provides ample space for casual dining and culinary creativity, while both double bedrooms offer comfort and flexibility for guests, family, or home working. The well-appointed bathroom and WC complete the home's interior, ensuring practicality as well as style.

Set within beautifully landscaped grounds, this apartment further benefits from its own single garage, offering secure parking or valuable additional storage. The local area complements the property with the best of Bournemouth and Dorset's lifestyle close at hand. Westbourne is renowned for its elegant Victorian architecture, leafy gardens, boutique shops, and a thriving café culture—providing a true village feel just a short stroll from the beach. Nearby Bournemouth, with its award-winning sandy shores, iconic pier, and scenic coastal walks, serves up a wealth of entertainment, nightlife, and tranquil parkland for weekends and evenings.

Commuters will appreciate the proximity to the Bournemouth Wessex Way, allowing quick and direct access to the M27 and putting London within a two-hour reach. Main line train services from nearby Poole and Bournemouth railway stations connect the region to London Waterloo and beyond. The area also offers excellent 5G network coverage and ultra-fast internet to meet every lifestyle need.



DESCRIPTION

Nestled in the vibrant heart of Westbourne, this delightful first floor apartment offers an outstanding opportunity to embrace coastal living within a beautifully maintained, purpose-built development. Spanning a generous 773 sqft, the property is presented in good order throughout, making it ready to move in and enjoy from day one.

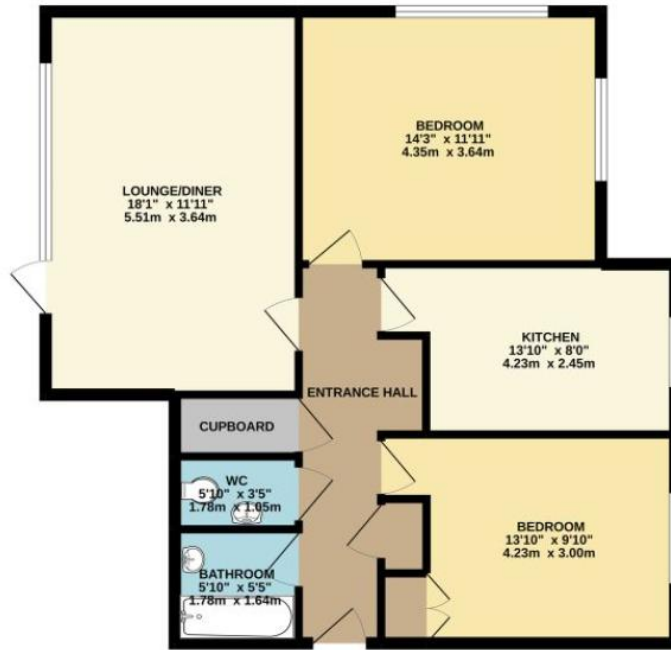
Step inside to discover a wonderfully bright lounge diner, bathed in natural light and opening onto a sun-drenched, south-facing balcony—perfect for morning coffee or unwinding after a day at the seaside. The impressive kitchen breakfast room provides plenty of space for cooking and casual dining, ideal for hosting friends or enjoying a quiet meal at home. Two spacious double bedrooms offer flexibility for family, visiting guests, or a dedicated home office, while a well-appointed bathroom and WC add comfort and practicality to the living space.

Externally, the property is set amid beautifully landscaped communal gardens, providing a tranquil green backdrop and a sense of privacy rarely found so close to the town centre. Further benefits include a single garage with allocated parking, supplying secure storage and peace of mind for both vehicles and personal possessions.

Westbourne itself is renowned for its charming Victorian architecture, leafy parklands, and bustling high street, where independent boutiques, artisan bakeries, and welcoming cafés lend a genuine village atmosphere. Stroll just a little further to reach the sandy shores of Bournemouth’s celebrated beaches, enjoy peaceful walks along the iconic pier, or explore the bustling nightlife and cultural hotspots of Bournemouth town centre. For leisurely afternoons, Poole’s picturesque harbourside and scenic Dorset countryside are both within easy reach.

Commuters are ideally situated with easy access to the Bournemouth Wessex Way, connecting swiftly to the M27 and placing London just two hours away. Mainline train services from Poole and Bournemouth stations offer direct routes to London Waterloo, while excellent digital connectivity ensures work and play are effortlessly combined.

FIRST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (element base, measurements of doors, windows, stairs and any other items) and approximation and no responsibility is taken for any errors, omission or misstatement. 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.
Winkworth 01202 767313

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 984 Years

LOCAL AUTHORITY: BCP

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Purpose built
- First floor
- Two double bedrooms
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