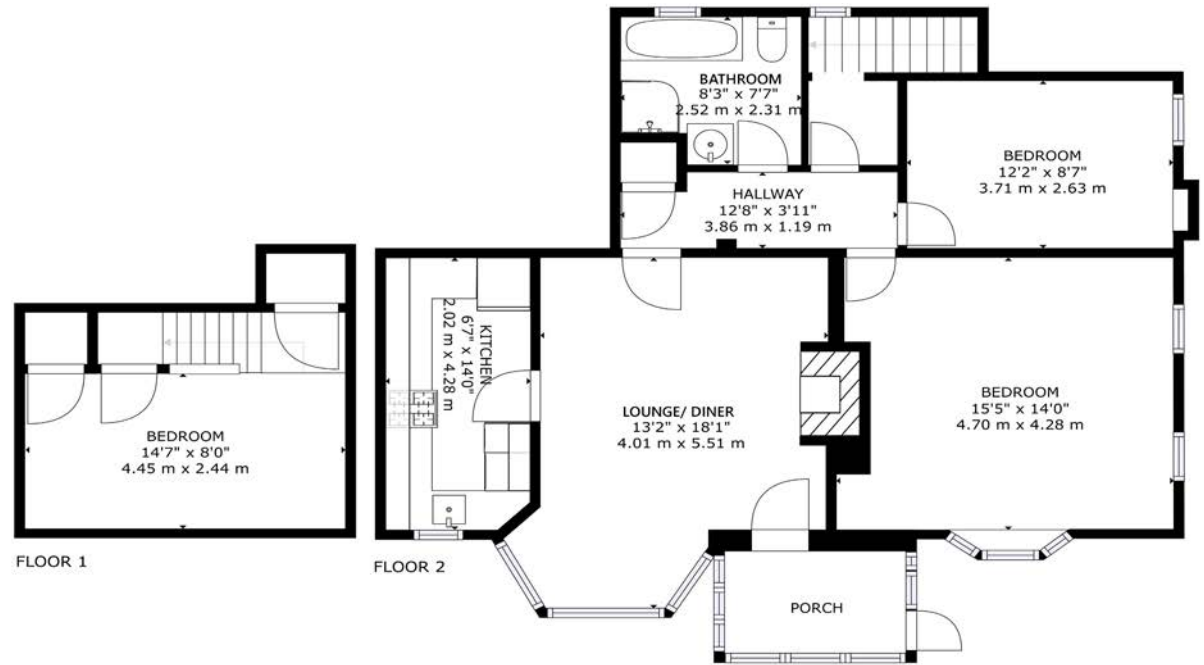




**2B PORTMAN CRESCENT**  
**BOSCOMBE MANOR, BH5 2ER**  
**ASKING PRICE £240,000**

**Winkworth**





GROSS INTERNAL AREA  
FLOOR 1: 172 sq. ft, 16 m<sup>2</sup>, FLOOR 2: 833 sq. ft, 77 m<sup>2</sup>  
TOTAL: 1005 sq. ft, 93 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER: Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

\*\*Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

\*\*Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above a single figure guide price or if a guide price bracket is quoted the reserve will fall somewhere within those figures.





## ASKING PRICE - £240,000 LEASEHOLD

Winkworth Southbourne are delighted to present this incredibly unique and spacious ground floor flat, in a very sought after location opposite Fisherman's Walk and just one street from Southbourne Grove and its wide array of amenities.

The property is accessed via the driveway and benefits from a private entrance porch. The interior door leads directly into the lounge / dining room, which boasts a fireplace and space for a range of furniture. The kitchen is a generous size for the property and although in need of modernisation benefits from a gas hob with space and plumbing for appliances.

The hallway leads through to two double bedrooms and a family bathroom. The primary bedroom is exceptionally large with a dual aspect, double glazed windows, one of which is a large bay enjoying a window seat overlooking the private garden. Bedroom two is another generous double room. The family bathroom has been modernised and is fully tiled with a standalone shower, bathtub, hand wash basin and WC.

There is a staircase leading off from the hallway to a basement room with built in storage and a window to the side aspect, which is currently used as a third bedroom.

The Private, south facing garden is secluded from the street by a mature hedgerow and has ample space for a range of garden furniture alongside a storage shed, whilst the driveway provides off road parking for two vehicles.

Two/Three Double Bedrooms | Kitchen | Spacious Lounge/Dining Room | Modern Bathroom | Convert-ed Basement | Private Garden | Close to Southbourne Grove | Off Road Parking

EPC: D | COUNCIL TAX: B | LEASE: 47 YEARS |  
MAINTENANCE £ | GROUND RENT £

01202 434365  
southbourne@winkworth.co.uk





This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE ASKING PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**Winkworth Southbourne**  
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**Winkworth**