



## WEST CLIFF COURT, PORTARLINGTON ROAD, BOURNEMOUTH, BH4

### **£250,000 SHARE OF FREEHOLD**

A bright and well-presented two bedroom ground floor apartment situated in the popular tree lined Portarlington road which sits a short level walk to the many shops, bars and restaurants in Westbourne whilst also being near to the award winning beach and good travel connections. The property is in superb order throughout and is offered with vacant possession.

Ground floor | Two bedrooms | Lounge diner | Modern fitted kitchen |  
Contemporary bathroom | Private patio | Garage

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

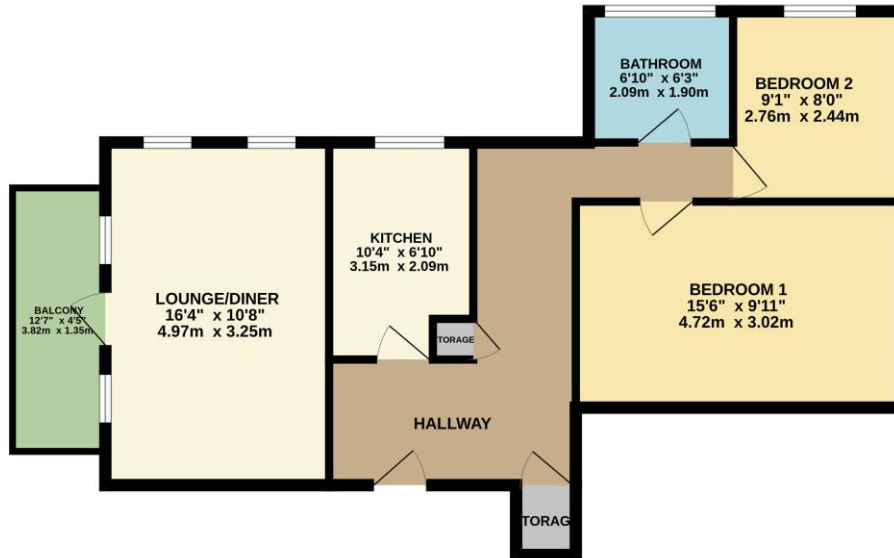
The apartment is situated on the ground floor and is accessed via well presented communal hallways. A private front door leads into the entrance hall, which houses the airing cupboard, storage cupboard and doors to principal rooms.

There is a good size lounge with ample room for dining table as well as a feature electric fire and access on to the south facing patio as well as two further west facing windows. The new kitchen is fitted with a range of base and eye level work units and the usual domestic appliances which are included as part of the sale.

There are two bright bedrooms, both with space for freestanding furniture which are serviced by a contemporary bathroom with suite comprising of a WC, wash hand basin and panelled bath shower bath. There is a fitted wardrobe in the second bedroom.

A garage is conveyed with the property located towards the rear of the property.

GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 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.  
Made with Metropix ©2023

*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: B**

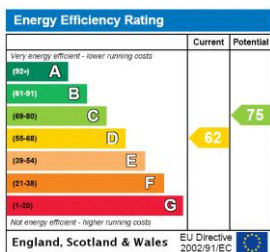
**TENURE:** Share of Freehold 997 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1392pa

**AT A GLANCE**

- Ground floor
- Two bedrooms
- Lounge diner
- Modern fitted kitchen
- Contemporary bathroom
- Private patio
- Garage



Westbourne | 01202 767633 |

