



THE BOLTONS, PORTARLINGTON CLOSE, WESTBOURNE, DORSET, BH4

£530,000 FREEHOLD

This three bedroom town house is perfectly situated in a popular development which is just a short level walk to the cliff top & beach whilst also being close to the shops, bars and restaurants in Westbourne. The property offers bright and spacious accommodation throughout but requires refurbishment to realise its true potential. Offered with vacant possession.

Town house | Three double bedrooms | Two bathrooms | Two reception rooms | Excellent storage | Integral garage | First floor balcony | Private rear garden | Further off road parking

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 property is approached via a private driveway which stands in front of the integral garage. A private front door leads into the entrance hall which houses three large storage cupboards, a downstairs toilet and access into the dining room and kitchen.

The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances and a patio door which leads out into the rear garden. The dining room is a good size with ample room for a table and there are sliding doors, again leading out onto the rear garden.

A flight of stairs leads to the first floor landing where there are two large storage cupboards, the bright and spacious lounge which enjoys French doors out into a private balcony alongside a large window. The principal bedroom is also on this floor and benefits from two large windows, a spacious built-in wardrobe and an ensuite shower room.

Stairs from the first floor lead to the second floor landing where there is a large storage cupboard and access into the very generous sized second bedroom, the double third bedroom and family bathroom with suite comprising of a panelled bath, WC and wash hand basin.

The rear garden is laid to lawn and would benefit from landscaping.

TOTAL FLOOR AREA: 1595 sq.ft. (148.1 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.
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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

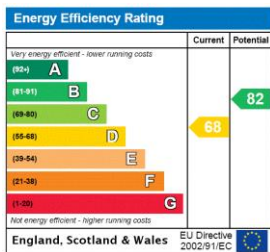
COUNCIL TAX BAND: E

TENURE: Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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