



Portman Estate



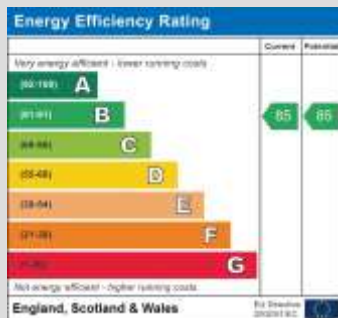


## Portman Estate, Bournemouth

### MODERN CONTEMPORARY 3 BEDROOM THIRD FLOOR APARTMENT WITH PANORAMIC SEA VIEWS

- Open Plan Living Room/Kitchen/Dining Room
  - 2 Balconies with Stunning Sea Views
- Utility Room • Master Bedroom with En-Suite Shower Room • 2 Further Double Bedrooms
  - Bathroom • Underfloor Heating • Double Glazing • 2 Underground Parking Spaces
- Ideal Holiday Home • Share of Freehold  
(ref: 818811)

**£875,000**



### The Property

This modern contemporary third floor apartment is situated in this prominent cliff top block situated close to Fisherman's Walk gardens which lead to the local shops on Southbourne Grove. The property is directly opposite the cliff top with its spectacular sea views, and access can easily be obtained to the beach below.

The property is approached via a secure entrance via an underground parking space and a lift and stairs lead to the third floor.

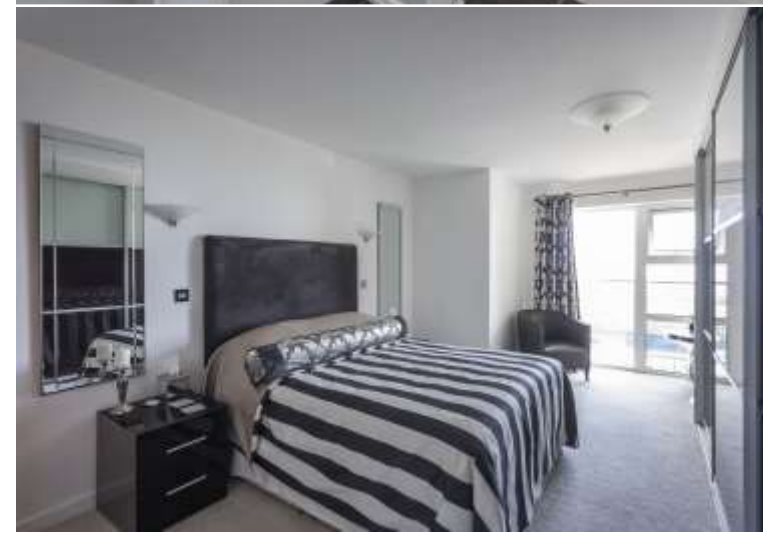
Upon entering the hallway a door leads to the open plan Living Room with a tiled floor throughout which includes a Kitchen and Dining area all of which provide views towards the sea. Large patio doors lead on to the Balcony area which provide uninterrupted sea views and has space for table and chairs. The Kitchen has been well designed to include ample storage and incorporates integral appliances and Corian worktops, whilst the utility room provides additional storage and room for a washing machine and tumble dryer.

The Master Bedroom is to the front of the property and enjoys panoramic sea views and has a door to a second balcony with space for outside seating, this room also benefits fitted wardrobes and a luxury en-suite shower room. To the rear there are 2 further double bedrooms, both of which also benefit from fitted wardrobes. There is also a modern Bathroom with a bath and shower.

This apartment benefits from two allocated parking spaces and a large storage cupboard providing storage for bikes and beach equipment.

Living Room	6.05m (19'10) max x 4.45m (14'7) max
Kitchen/Dining Area	4.07m (13'4) x 6.46m (21'2)
Bedroom 1	5.89m (19'4) x 3.15m (10'4) narrowing to 2.49m (8'2)
En-Suite Shower Room	2.35m (7'9) x 1.29m (4'3)
Bedroom 2	3.44m (11'3) x 3.32m (10'11)
Bedroom 3	3.26m (10'8) x 3.04m (10')
Bathroom	3.35m (11') x 1.63m (5'4)

Internal viewing is highly recommended to appreciate this spectacular apartment with its stunning views.







This Floor Plan is for guidance only and is NOT to SCALE  
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Details prepared by Neil Betts

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

