

23 Portman Cres

East Overcliff
Playground

23 Portman Crescent
, Bournemouth, BH5 2ER
Asking price £845,000



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STUNNING SEA VIEWS

The St Quintin Property Group are delighted to offer for sale this detached freehold property in a prime coastal position close to the beach, situated one property back from the cliff top with views from the first floor terrace and second floor windows across Bournemouth Bay. The property offers a good home and income and is currently arranged as two separate apartments, the ground floor being a well presented two bed garden flat and a spacious first and second floor maisonette comprising of three bedrooms, three bathrooms and excellent open plan kitchen/ living area. This stunning offering has gas central heating, UPVC double glazing & off-road parking for 3 vehicles. This property offers the prospect of a home with income as it is currently arranged as two separate apartments - a well presented two bedroom ground floor garden flat and a spacious first and second floor 3 bedroom, 3 bathroom maisonette. The ground floor unit is currently run as a successful holiday let but could be used as an annexe for extended families. The property could be reinstated as a single residence.

Ground Floor Two Bedroom Garden Flat

Enter from the private entrance (to the left hand side of the building) with front door leading to the porch. There is a well equipped modern kitchen to the rear with window overlooking the patio garden and access through to the impressive open-plan reception area which has large picture windows to the front aspect. There are two good sized double bedrooms and a luxury bathroom with has 'Jack and Jill' access to the main bedroom. Private low maintenance patio garden.

First & Second Floor 3 or 4 Bedroom Maisonette.

Enter from the private entrance (to the right hand side of the building) through the porch and up the stairs to the first floor hallway. To the front is the stunning 27' x 17' open-plan kitchen & living area with French doors leading to the terrace and two sets of bay windows provide plenty of light





The 27' terrace is the perfect place to take in the sea views and enjoy the sunshine; there are two bedrooms to the rear and a family bathroom. Stairs then lead to the second floor where you'll find two further bedrooms and another bathroom. (The second floor offers the opportunity for further extension to maximise space and the views (Planning Permission already granted for this option. - See BCP website, Planning Number: 7-2022-24752-B).

Outside, there is a Large Storage area for bikes, kayaks etc. to the left hand side. Off Street Parking for 3/4 cars to the front

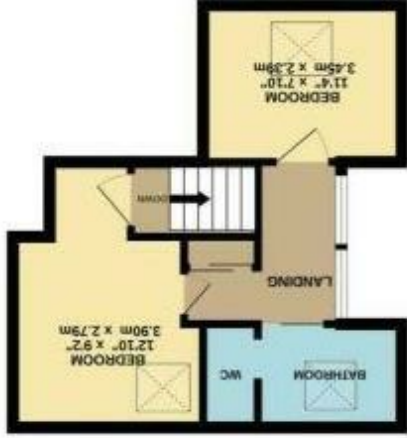
Viewings are considered essential to appreciate all that this freehold investment has to offer.



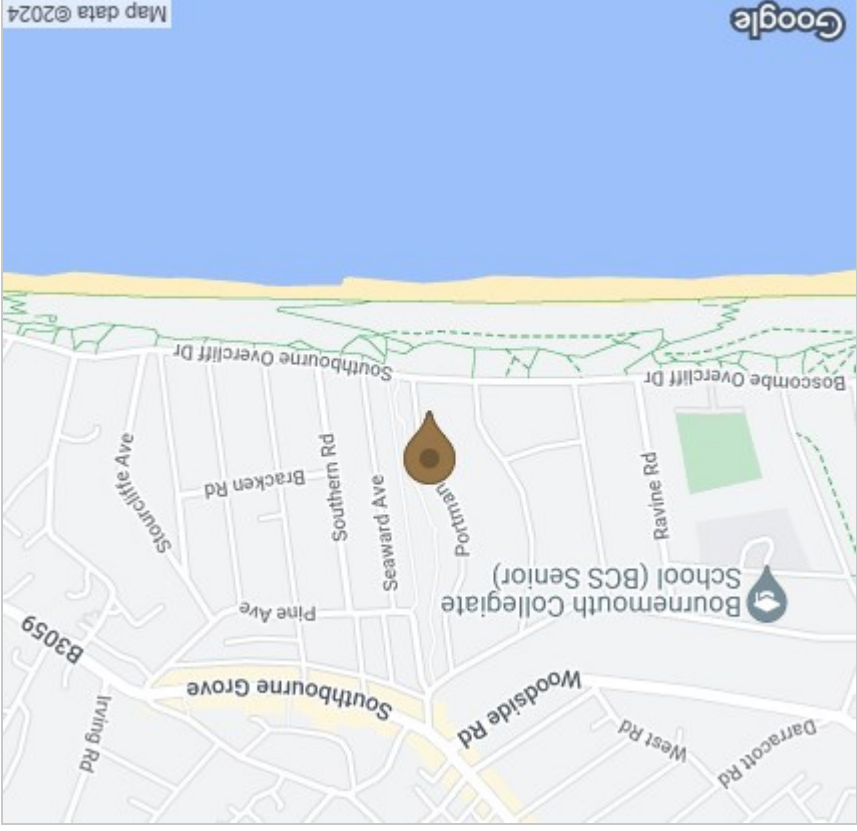
Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	