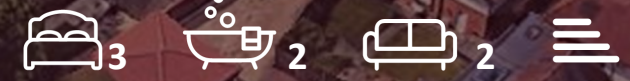


23 Portman Cres

East Overcliff  
Playground

Maisonette - 23 Portman Crescent  
, Bournemouth, BH5 2ER  
Asking price £450,000



# Maisonette - 23 Portman

Bournemouth, BH5 2ER

## STUNNING SEA VIEWS

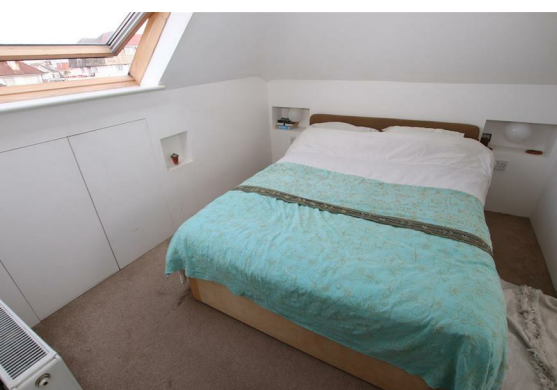
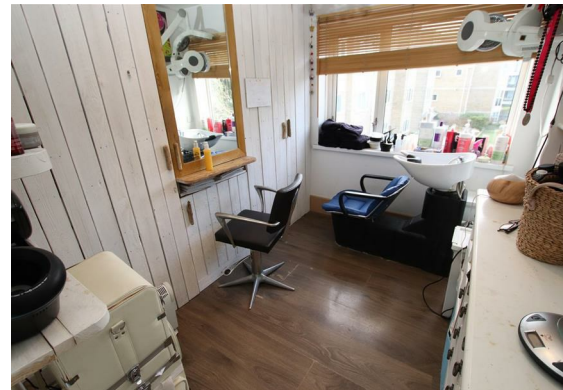
The St Quintin Property Group are delighted to offer for sale this stunning 3 bedroom maisonette with much character, set in a prime coastal position within close access of the beach, situated one property back from the cliff top with views from the first floor terrace and second floor windows across Bournemouth Bay. The property offers a spacious first and second floor maisonette comprising of three bedrooms, two bathrooms and excellent open plan kitchen/ living area. This stunning offering has gas central heating, UPVC double glazing and off-road parking for three vehicles.

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 and 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 is one bedroom to the rear, a further room utilised as a hair salon 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).

Off Street Parking for 2 cars to the front

Viewings are considered essential, please contact the office for viewings.

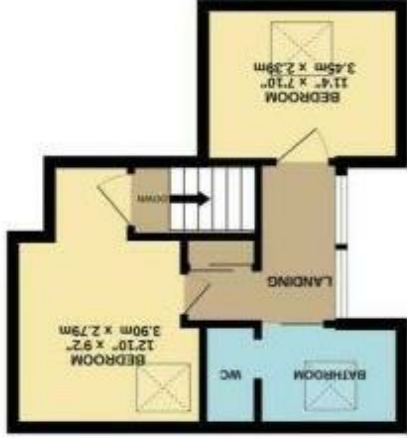




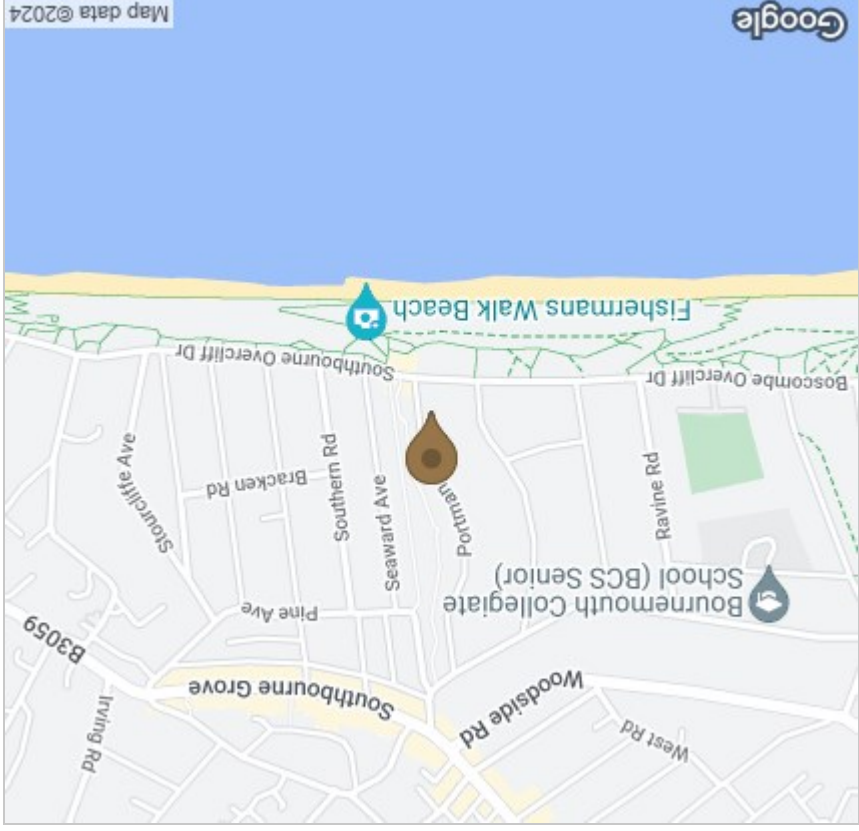
## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Area Map



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