

**ATHERTONS**

ESTATE & LETTING AGENTS

EST. 1985

**Flat 2, Wesley Grange, 7 Portarlington Road**

Bournemouth

Guide Price **£375,000**

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## Flat 2

Wesley Grange, Bournemouth

**NO FORWARD CHAIN** This exceptional ground-floor apartment in West Cliff is just a short stroll from Bournemouth's award-winning blue flag beaches. Offering approximately 1,256 sq ft of living space, the property features a spacious entrance hall/dining area, a contemporary kitchen, and a lounge/dining room that opens onto a 38-foot south-facing sun terrace. The apartment includes three double bedrooms, with the master bedroom benefiting from a modern en-suite shower room and a stylish family bathroom. Additional highlights include double glazing, central heating, extensive communal gardens, a garage, share of freehold, and no forward chain

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Wonderful Apartment
- Three Double Bedrooms
- Two Bathrooms
- Great Sized Sun Terrace
- Garage
- No Chain



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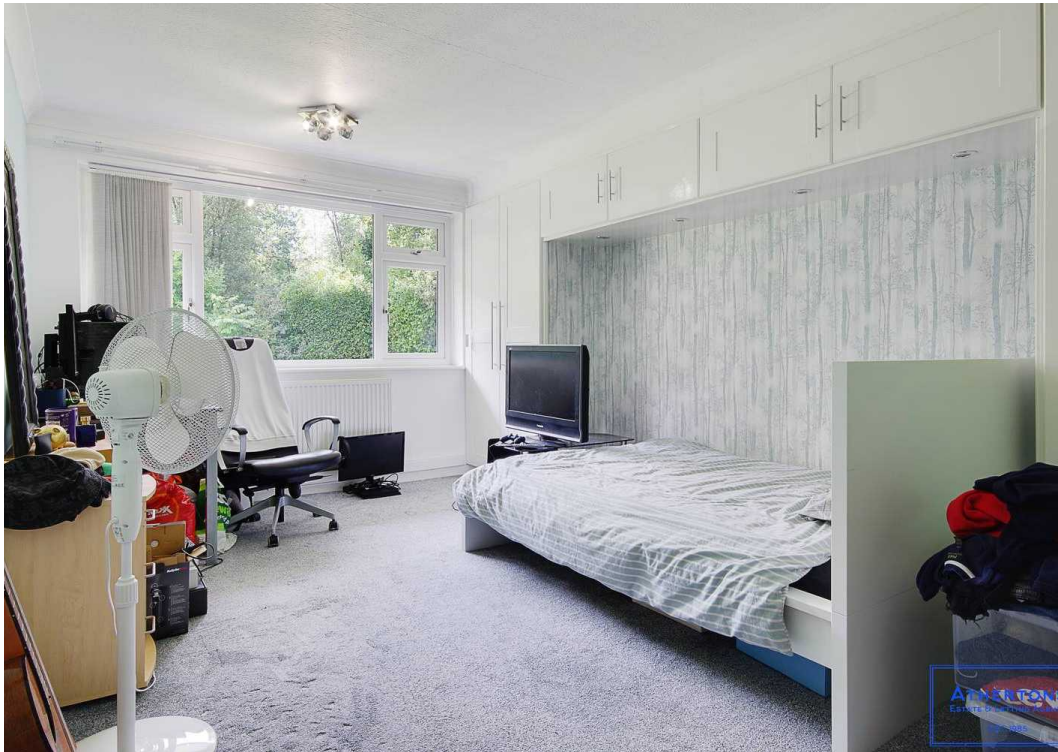
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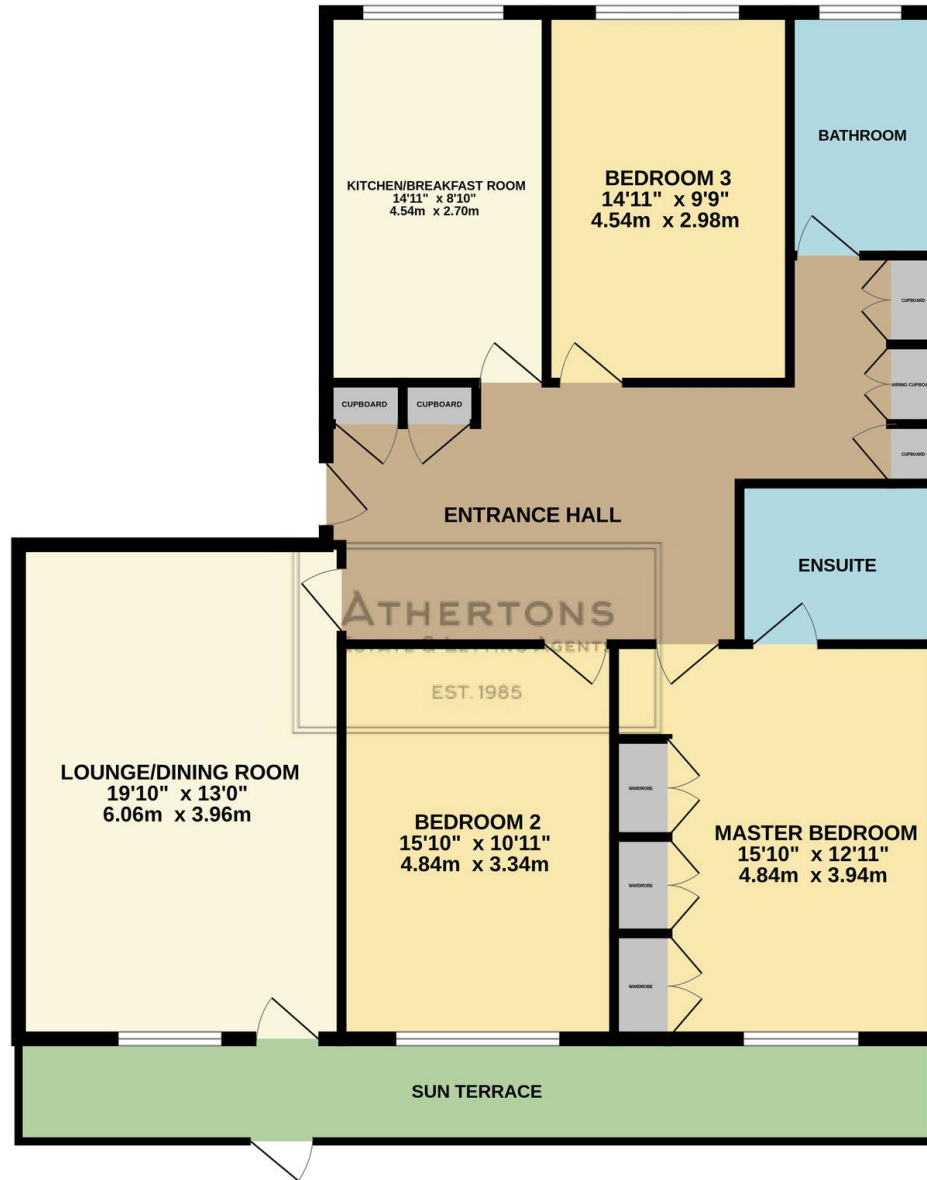
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GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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.  
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## Athertons Estate Agents

14 Dorchester Road, Oakdale - BH15 3JY

01202 681113 • [poole@athertonsea.com](mailto:poole@athertonsea.com) • <http://www.athertonsestateagents.co.uk>

