



**The Battalions 2a Portchester Place, Bournemouth BH8 8JF**

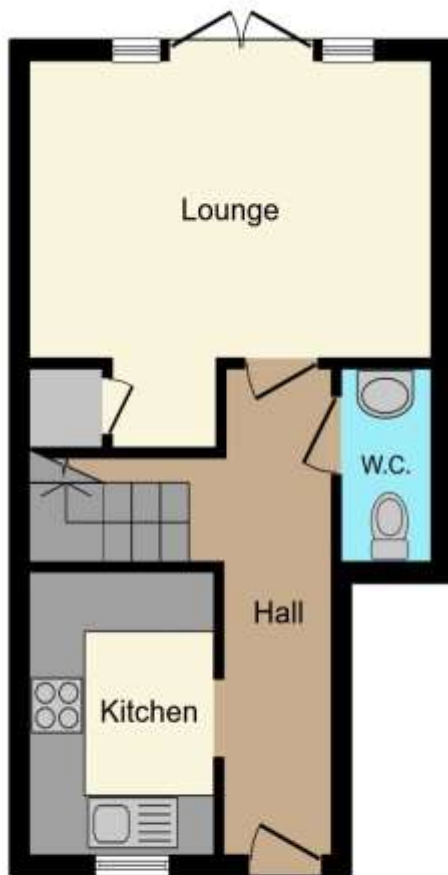
**welcome to**

**The Battalions 2a Portchester Place, Bournemouth**

This SUBSTANTIAL well presented four/five bedroom TOWN HOUSE, situated in a SECURE GATED COMMUNITY this property will have HIGH DEMAND. Convenient proximity to Charminster High Street, BOURNEMOUTH TOWN and train station. This property also benefits from on road parking and COURT YARD GARDEN



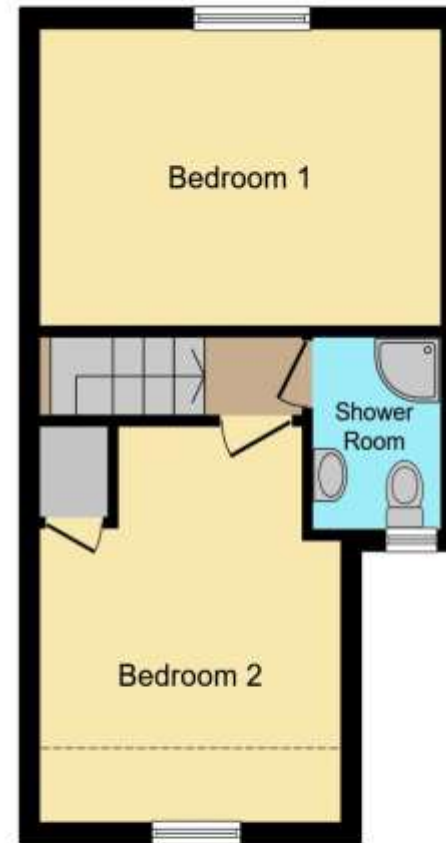




**Ground Floor**



**First Floor**



**Second Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

This five bedroom townhouse is located just a short walk away from Bournemouth Train station and is set within a secure gated development. The property is of modern construction and has accommodation over three floors. On the ground floor there is a kitchen, downstairs WC and a lounge at the rear with French doors opening onto a lawned courtyard style garden. The first floor has a good sized double bedroom as well as two smaller bedrooms and a bathroom. The second floor has two further double bedrooms and a shower room. The property has all UPVC double glazing and gas central heating as well as parking on road. No forward chain

**Entrance Hall**

**Cloakroom**

**Kitchen**

9' 10" x 6' 7" ( 3.00m x 2.01m )

**Lounge**

14' 1" x 9' 10" max ( 4.29m x 3.00m max )

**First Floor Landing**

**Bedroom Three**

10' 10" x 9' 10" ( 3.30m x 3.00m )

**Bedroom Four**

9' 10" max x 7' 5" ( 3.00m max x 2.26m )

**Bedroom Five**

9' 10" max x 6' 7" ( 3.00m max x 2.01m )

**Bathroom**

**Second Floor Landing**

**Bedroom One**

14' 3" x 9' 10" ( 4.34m x 3.00m )

**Bedroom Two**

12' 10" x 10' 6" max ( 3.91m x 3.20m max )

**Shower Room**

welcome to

## The Battalions 2a Portchester Place, Bournemouth

- Well Presented Town House In A Gated Community
- Five Bedroom Family Home, Sold With No Forward Chain
- Good School Catchment Areas For All Ages
- Parking On Road, Close to Bournemouth Town
- South West Facing Rear Courtyard

Tenure: Freehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN108923](https://fox-and-sons.co.uk/Property/WTN108923)



Property Ref:  
WTN108923 - 0005

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