



£335,000

Flat 18 Portadene, 6 Portarlington Road, Bournemouth, BH4 8BT



SAXE COBURG™

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Nestled in the desirable area of Portarlington Road, Westbourne this splendid top floor flat offers a perfect blend of comfort and modern living. With two generously sized double bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for both individuals and small families seeking a stylish home.

The spacious lounge and dining area is a highlight of the flat, featuring patio doors that lead out to a private balcony, perfect for enjoying the fresh air and picturesque views. The well-appointed kitchen/breakfast room provides ample space for culinary creativity, making it a delightful spot for both casual meals and entertaining guests.

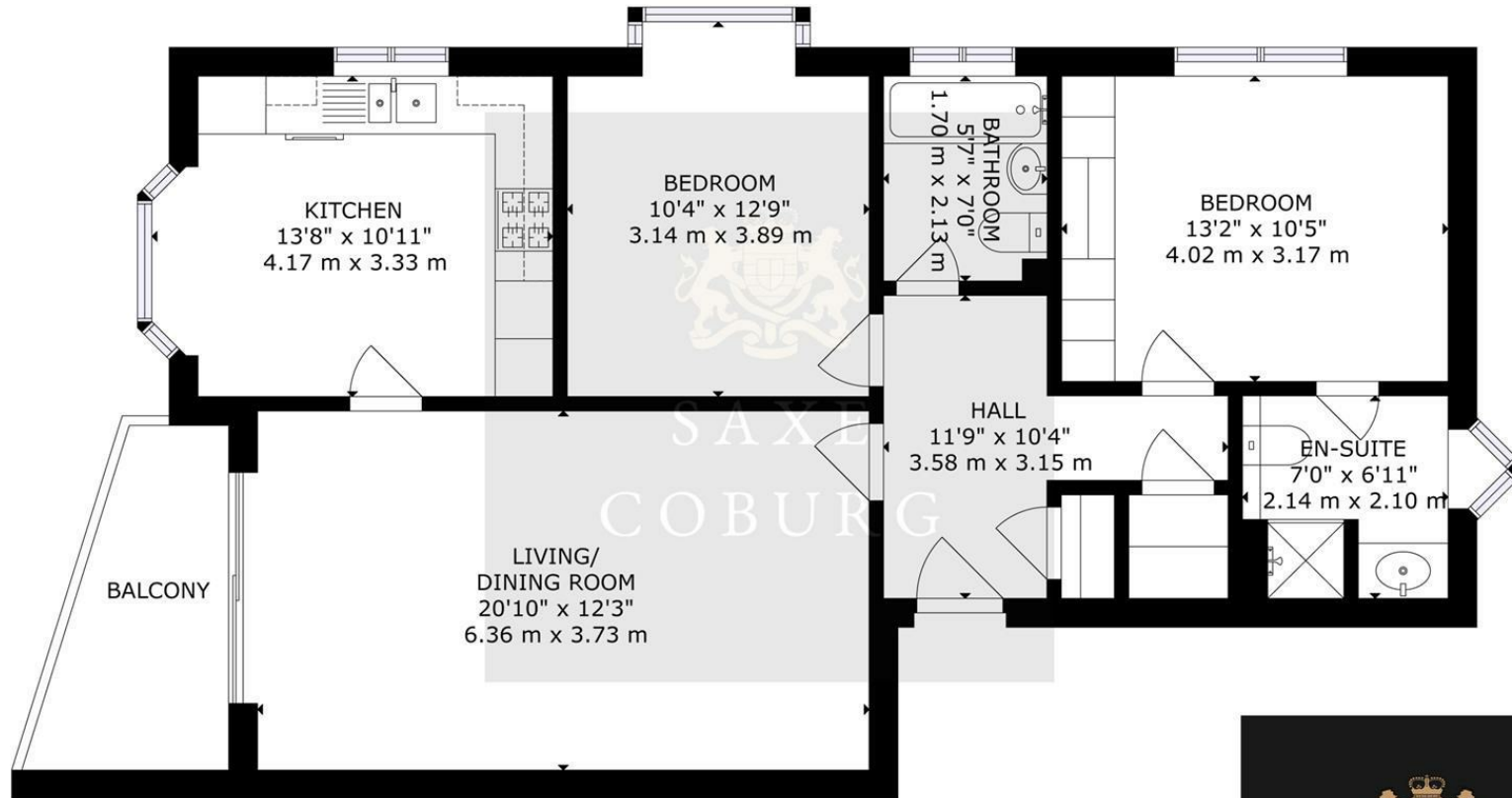
In addition to its attractive living spaces, the flat boasts two bathrooms, ensuring convenience for all residents. The secure undercover parking adds peace of mind, making this property not only a beautiful home but also a practical choice.

With its prime location in Bournemouth, residents will enjoy easy access to local amenities, parks, and stunning coastline. This flat is a wonderful opportunity for those looking to embrace a vibrant lifestyle in a charming seaside town. Don't miss the chance to make this exceptional property your new home.



## FEATURES & SPECIFICATIONS

- Two double bedrooms
- Ensuite to master bedroom
- Family bathroom included
- Spacious lounge diner
- Patio doors to balcony
- Spacious kitchen with dining
- Top floor flat
- Two allocated underground parking spaces
- Viewing recommended



**GROSS INTERNAL AREA**  
TOTAL: 885 sq.ft, 82 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

**Agents Note:** At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) <b>A</b>			
(01-01) <b>B</b>			
(09-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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