



Estate Agents



Auctioneers

# **Portman Crescent, Portman Estate, Bournemouth, BH5 2ER**

**Guide Price £975,000 – Freehold**

**Character Four Bedroom, Three Bathroom Detached House just 100 yards from Seafrot  
Entrance Porch | Hallway | Lounge | Dining Room | Kitchen/Breakfast Room | Ground Floor Shower Room/Utility  
First Floor Landing | Four Double Bedrooms | Two First Floor Bathrooms | Garage/Store & Multiple Parking  
Sunny Aspect Rear Garden | No Chain**

A rare opportunity to purchase a four bedroom, three bathroom character detached house set in a superb location opposite the picturesque wooded Fishermans Walk, just 100 yards from the stunning clifftops and safe sandy beaches below; Southbourne Grove with its array of restaurants, independent shops and cafes is just 500 yards in the opposite direction. The property features solar panels (owned, not leased), double glazing, gas central heating, two separate reception rooms, 15' kitchen/breakfast room, ground floor shower room/utility, four double bedrooms and two first floor bathrooms (one en-suite). Outside the property enjoys a sunny west facing rear garden, garage and driveway. NOTE: The solar panels brought an income of £1,668 in 2023.

Enter via the porch and into the spacious entrance hallway. To the front aspect is the 16' reception room with fireplace and large bay window overlooking Fishermans Walk; to the rear is the separate dining room which also has a feature fireplace, bay window and French doors leading out to the garden. The 15' kitchen/breakfast room is fitted with a good range of wall and base units, having solid wood worksurfaces over and a free standing range-style cooker; a cupboard houses the brand new gas boiler and French doors lead out to the patio.

From the first floor landing there are four excellent bedrooms - the 16' master bedroom has sea glimpses from the bay window, bedroom two has its own modern en-suite shower room and both bedrooms 3 & 4 are good sized doubles. There is a further family bathroom with a modern three piece suite comprising of a bath with shower over, w/c and basin within a built in vanity unit.

Outside, There is a well maintained front garden, laid to shingle, mature shrubs and tropical palms; a driveway provides off road parking for 2 vehicles and leads to the GARAGE with up and over door. There is a second driveway which provides further off parking. The rear garden enjoys a sunny west facing aspect, mainly laid to lawn with mature shrubs and a patio area - there is also a useful Summerhouse in the corner of the garden.

Council Tax Band: F

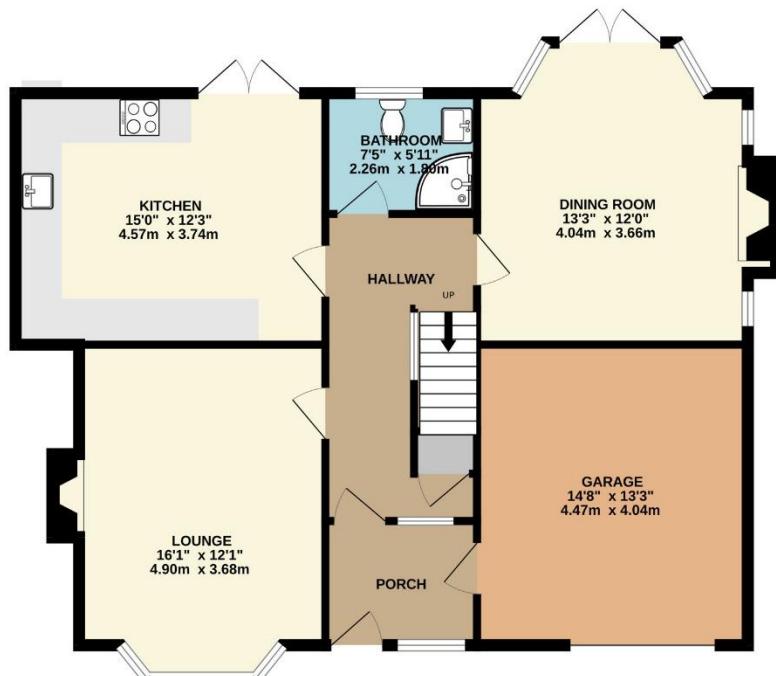


EPC Rating: 86 | B

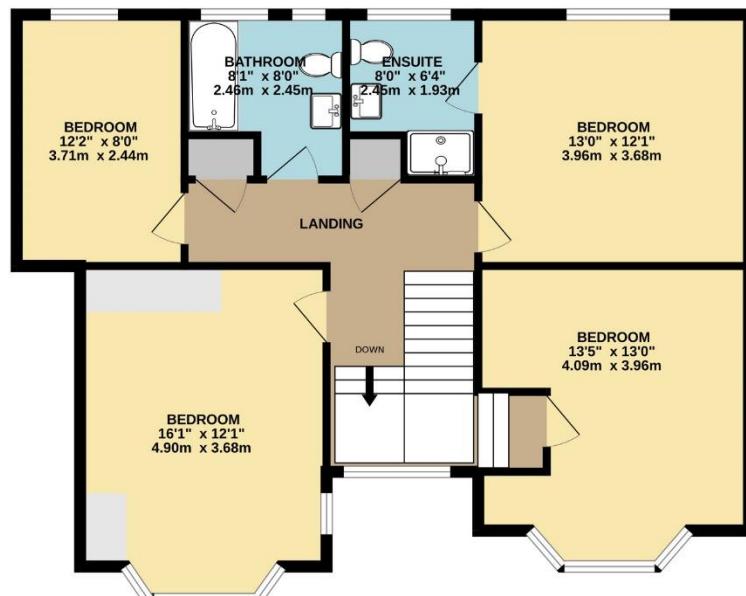




GROUND FLOOR



1ST FLOOR



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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