



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully presented one-bedroom ground floor character apartment, ideally situated on the ever-popular Portchester Road. The property benefits from high ceilings throughout, a spacious double bedroom with built-in storage, a stylish shower room, and open-plan living space. Externally, there is allocated parking for one vehicle, with additional on-road parking available. Its location is superb – just a short walk to Bournemouth’s award-winning beaches and within easy reach of the vibrant town centre, with its excellent range of shops, restaurants, and nightlife. With direct train links to London and surrounding areas, this is an ideal home for first-time buyers or investors.



A well-maintained communal hallway leads to the apartment’s private entrance. The living/dining room is bright and inviting, featuring high ceilings, a large bay window, and an attractive layout that flows naturally into the kitchen. The kitchen is well-planned with a contrasting timber worktop, a range of units, open shelving, and space for appliances.



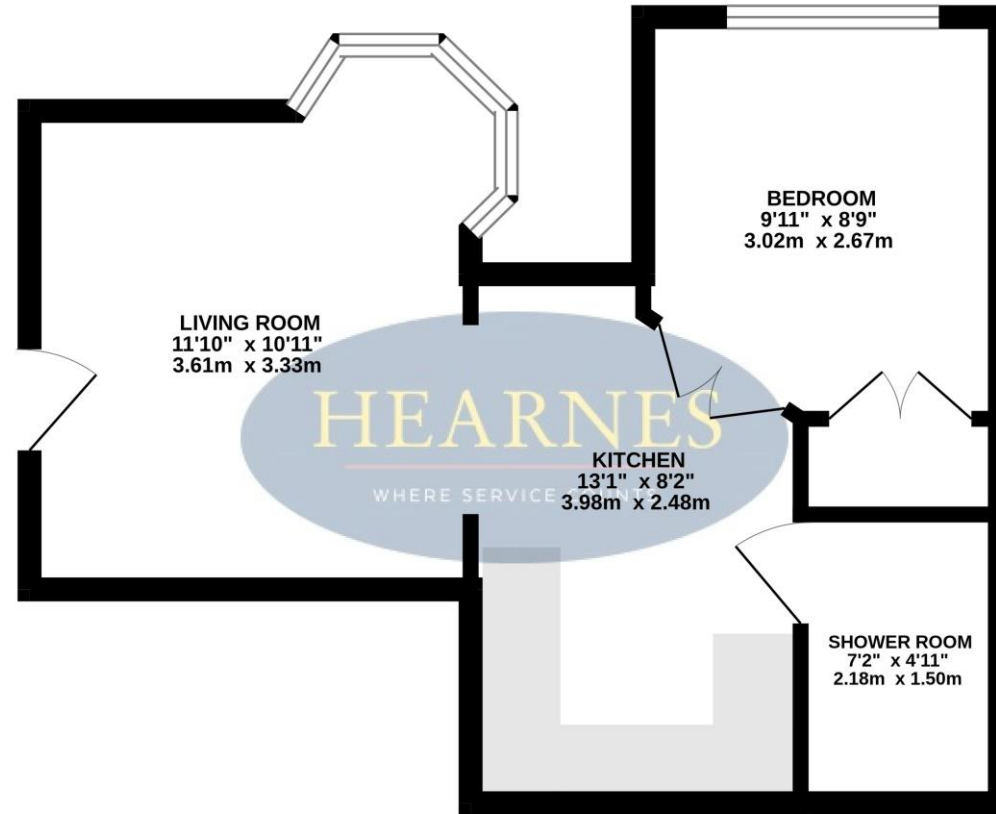
The bedroom is generous in size, overlooking the front aspect and benefitting from a built-in double wardrobe. The shower room has been finished to a high standard with metro tiles, a walk-in shower with rainwater showerhead, WC, and bespoke wash basin. An internal viewing is highly recommended to fully appreciate this charming apartment and its fantastic location.



Leasehold - 116 years remaining on the lease  
Service Charge - £1,454 per annum + £810 Sinking fund contribution per annum.  
Ground Rent - £275.00 per annum

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq.ft. (35.1 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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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

