



STRATTON OAK ESTATES

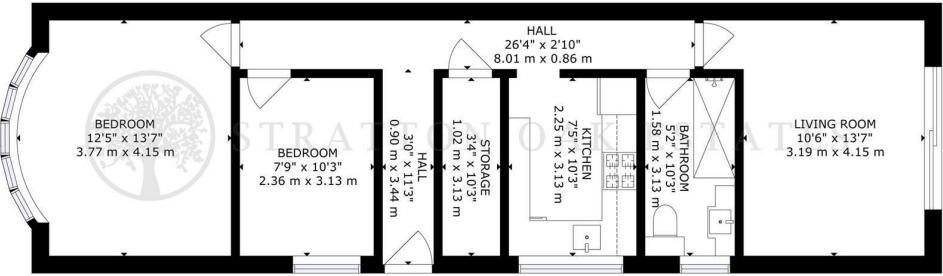


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4 Portfield Road, Christchurch, BH23 2AG

Guide Price £275,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
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GROSS INTERNAL AREA  
TOTAL: 701 sq.ft, 65 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

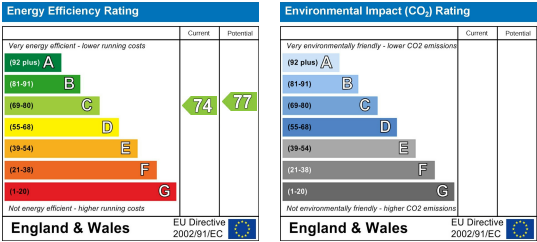


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- Offered to the market chain free for a straightforward purchase
- Ground floor apartment with its own private entrance for added independence
- Modern fitted kitchen with breakfast bar and space for appliances
- Well-proportioned second bedroom suitable for a double bed or home office use
- Private driveway providing convenient off-road parking for two vehicles
- Bright and spacious living/dining room with sliding doors opening onto the garden
- Generous main bedroom featuring a large bay window and plenty of natural light
- Sunny, landscaped rear garden designed for low maintenance and outdoor entertaining

CHAIN FREE and well presented throughout, this ground floor apartment offers its own private entrance and a landscaped rear garden. The property features a bright and spacious living/dining room with direct access outside, a modern kitchen with breakfast bar, and two bedrooms including a generous main with bay window. Further benefits include a contemporary shower room and off-road parking for two vehicles. Conveniently located close to Christchurch town centre, local amenities, and transport links.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.