



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292

Email: [sales@brownandkay.co.uk](mailto:sales@brownandkay.co.uk) Web: [www.brownandkay.co.uk](http://www.brownandkay.co.uk) Tel: 01202 765995







Flat 3, Stirling Court, 20 Portarlington Road, WESTBOURNE BH4 8BY

£250,000

**The Property**  
\*\*\*NO FORWARD CHAIN\*\*\* Brown and Kay are pleased to market this two bedroom apartment ideally located within walking distance of Westbourne and the beach. This lovely home enjoys a ground floor position and internally offers a lounge/dining room that features a large window with pleasant outlook, a fitted kitchen, two bedrooms and bathroom. The property further benefits from well maintained communal grounds and with the added benefit of a garage this is a must see home.

Stirling Court occupies a super position within the sought after location of Westbourne well located to take advantage of all the area has to offer. Within walking distance you will find the bustling village of Westbourne itself with an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you can enjoy miles upon miles of glorious sandy beaches and scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well catered for with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth.

- COMMUNAL ENTRANCE HALL**  
Secure entry system, door through to the apartment.
- ENTRANCE HALL**  
Storage cupboards, doors to the following rooms.
- LOUNGE/DINING ROOM**  
16' 11" x 11' 7" (5.16m x 3.53m) Rear aspect UPVC double glazed window enjoying a pleasant outlook over the gardens, radiator.
- KITCHEN**  
13' 0" x 8' 1" (3.96m x 2.46m) Range of wall and base units with work surfaces over, space and plumbing for washing machine, space for fridge/freezer, integrated oven and hob, wall mounted gas combination boiler.
- BEDROOM ONE**  
13' 0" x 10' 4" (3.96m x 3.15m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe.
- BEDROOM TWO**  
9' 5" x 9' 0" (2.87m x 2.74m) Side aspect UPVC double glazed window, radiator, built-in wardrobe.
- BATHROOM**  
Suite comprising bath, w.c. and wash hand basin. Window.

- COMMUNAL GROUNDS**  
Stirling Court occupies well maintained communal grounds with area of lawn and established planting.
- GARAGE**  
In block.
- MATERIAL INFORMATION**  
Tenure - Share of Freehold  
Length of Lease - 999 years from 2005  
Maintenance - £468 is payable per quarter (£1,872.00 per annum)  
Management Agent - Owens & Porter  
Pets & Holiday Lets - Neither are permitted  
Parking - Garage  
Utilities - Mains Gas, Electric & Water  
Drainage - Mains Drainage  
Broadband - Refer to ofcom website  
Mobile Signal - Refer to ofcom website  
Council Tax - Band C  
EPC Rating - C