

Sunningdale  
21 Portarlington Road, Westbourne BH4 8BX

Guide Price £275,000 Leasehold





## Property Summary

Forming part of a small and exclusive development, this two double bedroom top floor apartment has light and spacious accommodation throughout and enjoys a highly convenient positioning in the 'Golden Grid', moments from the amenities of Westbourne Village.



## Key Features

- Generous entrance hallway with two storage cupboards
- Living/dining room with dual aspect
- Modern fitted kitchen
- Two double bedrooms
- Shower room
- Communal Gardens
- Garage
- Moments from Westbourne
- No forward chain



## About the Property

On entering the property there is a large private hallway that has two storage cupboards, and the hallway provides independent access to all rooms of the apartment. The living/dining room is a lovely room that is flooded with light from two large dual aspect windows.

The kitchen is fitted with a range of modern units and integrated appliances and there is plentiful space for free-standing appliances. The principal bedroom has fitted wardrobes, and the second bedroom is also a comfortable double. Both bedrooms are serviced by a contemporary shower room

Outside the property sits within well-tended communal grounds and a residents' driveway leads to the residents' garaging, one of which is conveyed with the property.

A well-presented apartment with a highly convenient address.

Tenure: Leasehold 999 year lease commenced June 2008

Managing Agent: Rebbecks

Service Charge: Approximately £1794.50 per annum

Council Tax Band: C

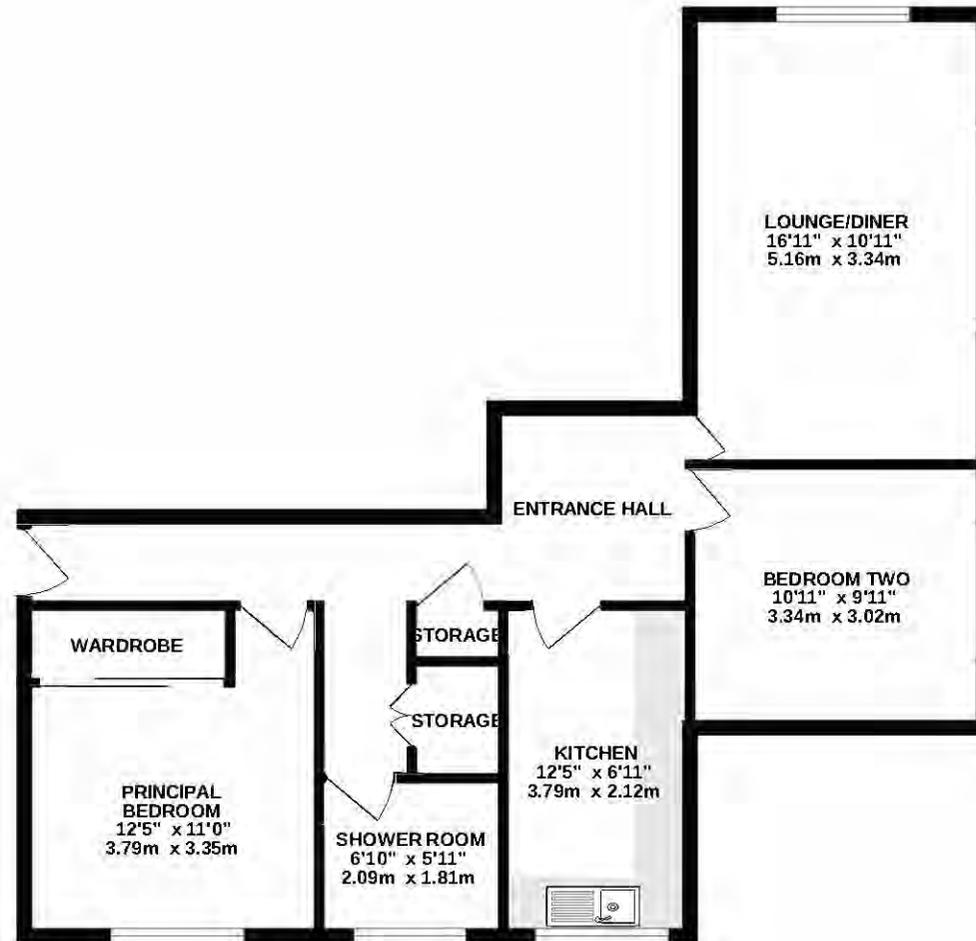
Notes:

Holiday lets/airbnb are not permitted.

Pets permitted upon written permission of the Managing Agent



**GROUND FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are a guideline and no responsibility is taken for any error, omission or misstatement. 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 usability or efficiency can be given.  
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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

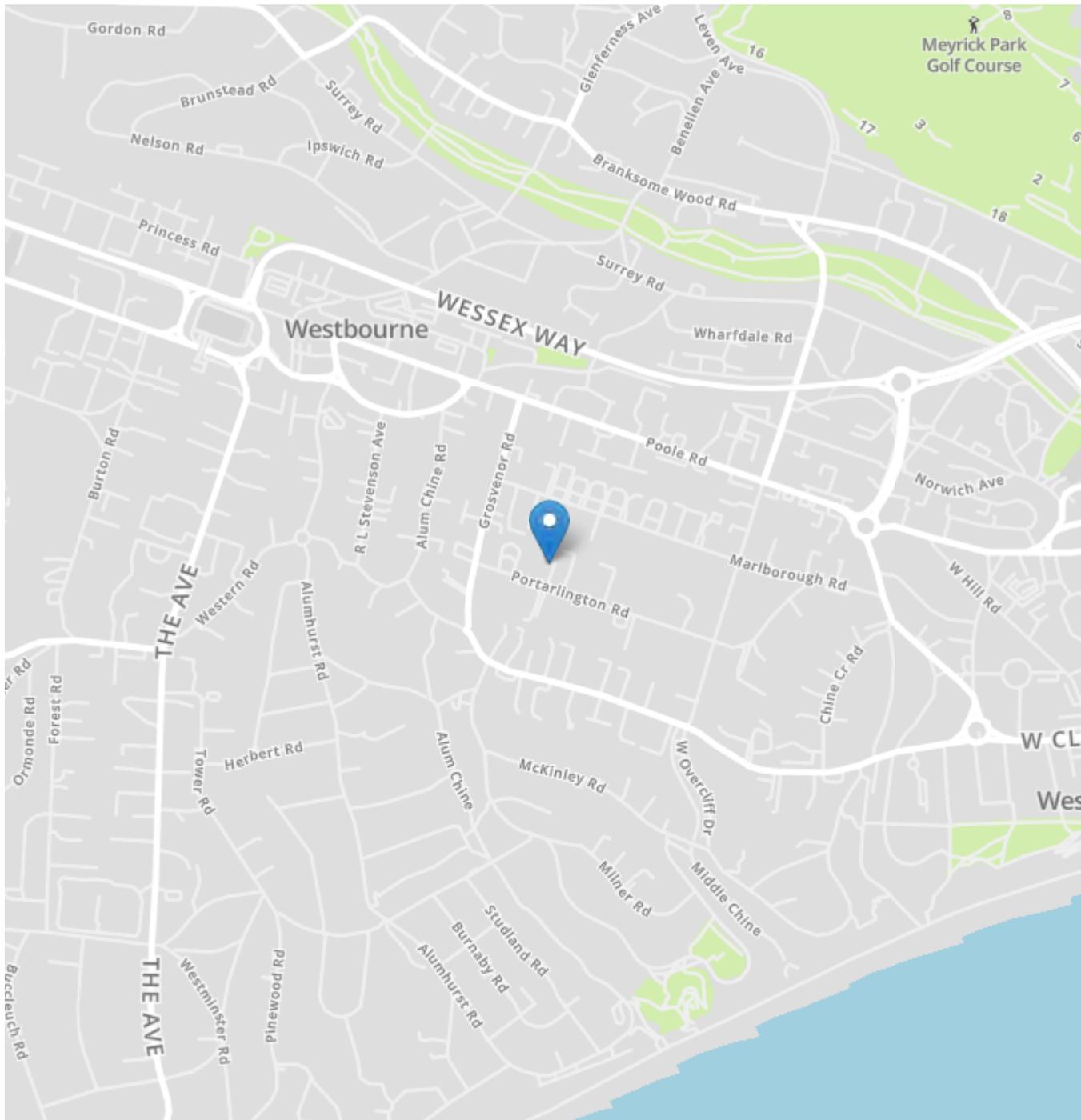


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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