

Beechfield  
19 Portarlington Road, Westbourne BH4 8BX

£310,000 Leasehold





## Property Summary

A newly refurbished two double bedroom, two bathroom 2nd floor apartment with south facing balcony terrace, private garage and new lease.



## Key Features

- Newly refurbished second floor apartment
- Southerly aspect
- Secure entry phone access
- Lounge/dining areas
- Spacious balcony terrace with leafy views
- Separate fitted kitchen
- Two spacious double bedrooms
- Modern bathroom & separate shower room
- Front & rear communal gardens
- Private garage & residents parking



## About the Property

Beechfield is a delightful collection of apartments nestled in leafy Portarlington Road and near Westbourne Village and local chimes.

This newly refurbished 2nd floor apartment is accessed via a secure entry phone system and stairs leading to the apartment's private entrance.

A real feature of this apartment is the southerly aspect and elevated positioning ensuring the property is flooded with natural light.

The property is presented in immaculate order and offers a flexible living arrangement with designated lounging and dining areas and includes a spacious balcony terrace offering leafy views of the mature tree lined boundary.

A separate kitchen is located adjacent to the lounge/dining room and offers a complete range of storage units with integrated appliances.

Two spacious double bedrooms are located off the entrance hallway and both with fitted wardrobes, are served by a modern family bathroom and separate shower room.

Externally, the development sits well on its plot with front and rear communal gardens and the property is conveyed with a private garage and residents parking.

Tenure: Leasehold (new lease of 990 years)

Management company; Foxes

Service charge: £376 per quarter (includes water)

Sinking fund: £200 bi-annually

Pets allowed on license

No holiday letting allowed

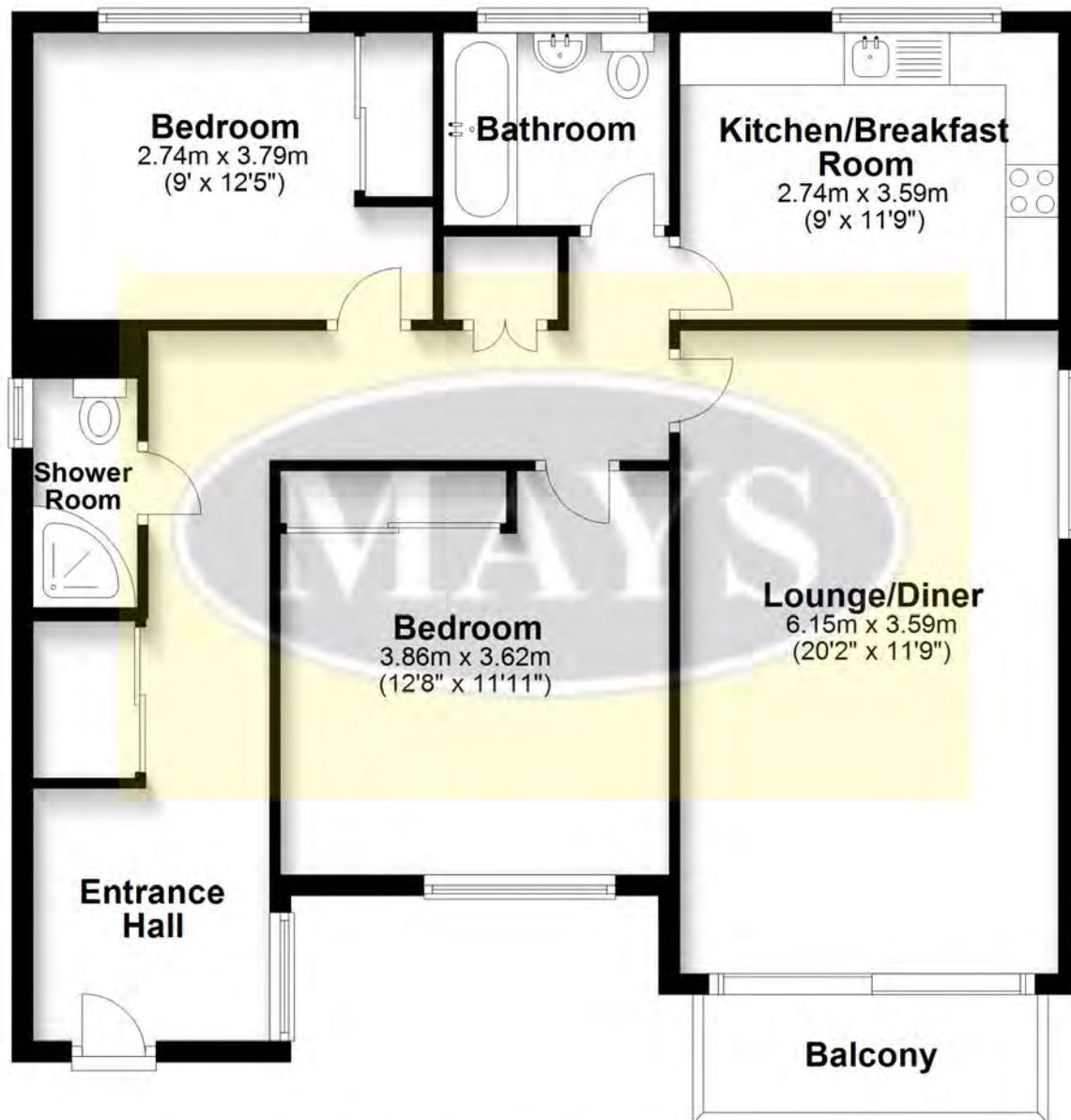
Council Tax Band: D



## Second Floor

Main area: approx. 84.7 sq. metres (911.7 sq. feet)

Plus balconies, approx. 3.6 sq. metres (38.5 sq. feet)



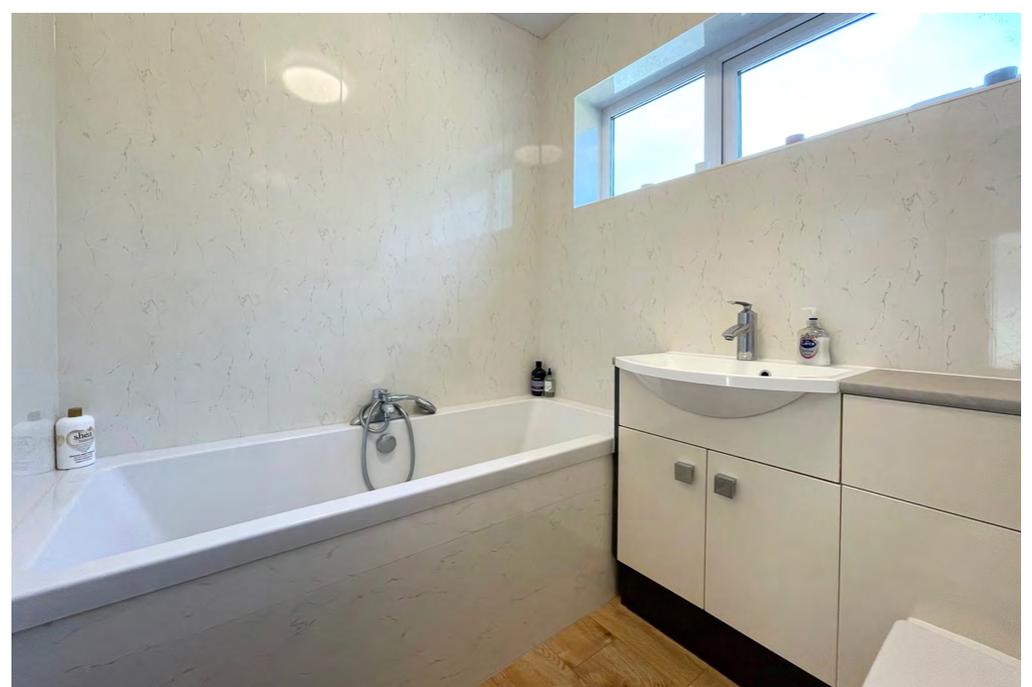
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[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars 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.

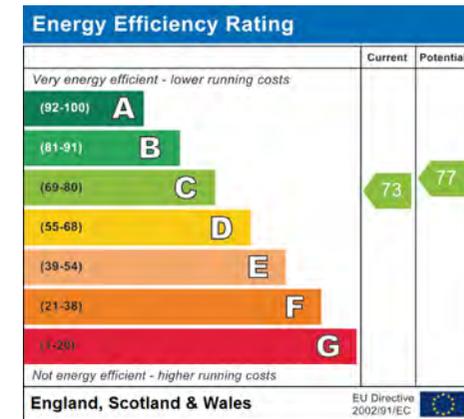
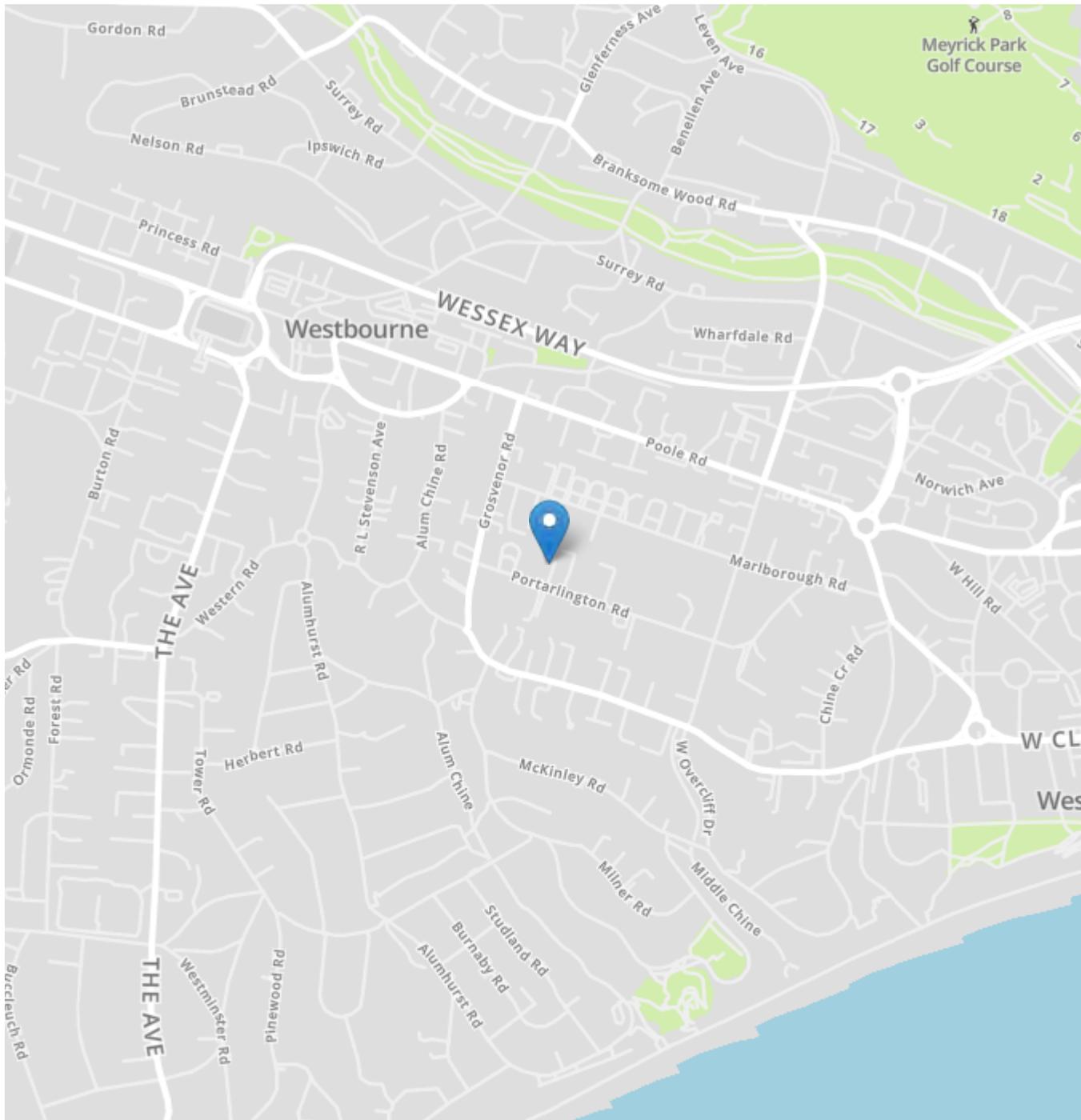


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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.



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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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