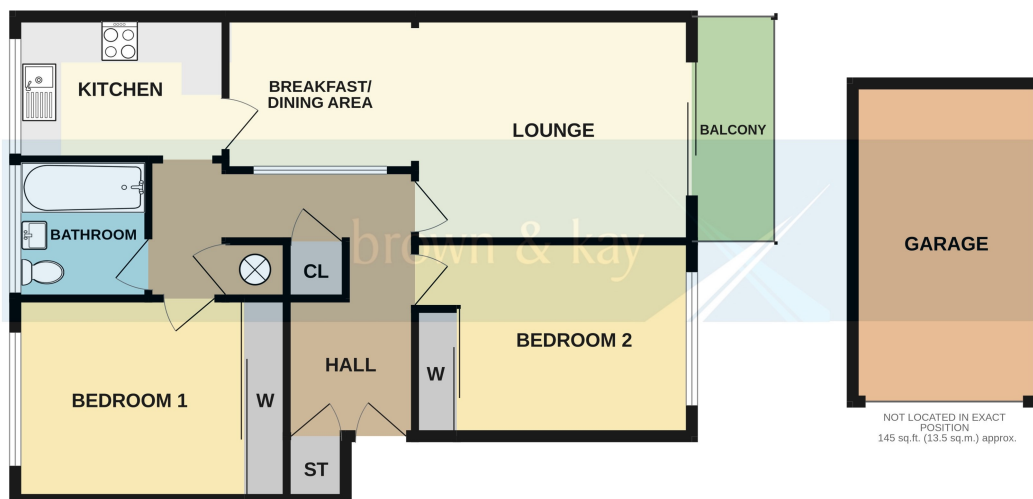




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.

NOT LOCATED IN EXACT POSITION  
145 sq.ft. (13.5 sq.m.) approx.



**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 Web: www.brownandkay.co.uk Tel: 01202 765995





## Flat 4, West Cliff Court 25 Portarlington Road, WESTBOURNE BH4 8BX

£279,950

### The Property

Ideally located on the highly sought after Golden Grid, this well presented apartment is just one of 12 properties in this low rise development. The bright and airy home occupies a first floor position and benefits from a 23' living/dining room with access on to the southerly aspect balcony, fitted kitchen, two bedrooms and bathroom.

Additionally, there is the benefit of a garage where you can also park your vehicle in front, a share of the freehold and no forward chain making this a wonderful proposition as a main home or holiday home alike.

West Cliff Court is well positioned in this highly desirable area of Westbourne being within a level walk of the bustling village, which offers a wide and varied range 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 a leisurely stroll through the leafy Chine with pathways meandering directly on to miles upon miles of golden sandy beaches and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

### AGENTS NOTE - PETS AND HOLIDAY LETS

To be advised

### COMMUNAL ENTRANCE

Secure entry system, stairs to the first floor landing.

### ENTRANCE HALL

With three useful storage cupboards.

### LIVING/DINING ROOM

23' 0" x 11' 0" (7.01m x 3.35m) A generous living/dining area with double glazed sliding patio door to the front aspect with leafy outlook.

### SOUTH FACING BALCONY

With a pleasant outlook.

### KITCHEN

10' 4" x 7' 10" (3.15m x 2.39m) Fitted with a range of units with contrasting work top, oven (to remain) with extractor over, fridge to remain, inset one and a half bowl sink unit, double glazed window to the rear.

### BEDROOM ONE

13' 7" x 9' 6" (4.14m x 2.90m) Double glazed window to the front aspect, fitted wardrobes with sliding doors, electric radiator.

### BEDROOM TWO

11' 5" to front of wardrobes x 9' 11" (3.48m x 3.02m) Full length fitted wardrobes with sliding doors, double glazed window to the rear.

### BATHROOM

Stylish bathroom with modern suite comprising bath with mixer tap and mains fed 'rainfall' shower over with shower screen, low level w.c. and wash hand basin with vanity unit storage. Frosted double glazed window to the rear and attractive tiling.

### GARAGE & PARKING

A garage is conveyed with the property and there is also the benefit of being able to park your vehicle in front of the garage.

### COMMUNAL GARDENS

West Cliff Court sits in well tended communal grounds with areas of lawn and mature planting.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 978 years remaining  
Maintenance - £1,600.00 per annum  
Management Agent - NMC Management Agency

### COUNCIL TAX - BAND C