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Energy Efficiency Rating		Current	Potential
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(69-80)	<b>C</b>	78	80
(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	



Floor Plan



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

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## Flat 11, Wesley Grange 7 Portarlington Road, WESTBOURNE BH4 8BU

**£350,000**

### The Property

Brown and Kay are delighted to market this two/three bedroom apartment located on the sought after Golden Grid in Westbourne. The home occupies a top floor position within this low rise development and affords thoughtfully and generously proportioned accommodation to include a good size entrance/dining hall, a 19'11 living room with access to the south facing full length balcony, fitted kitchen, two/three bedrooms, and for added convenience there is an en-suite to bedroom one and a four piece bathroom serving the remaining bedrooms. Additionally this home boasts not one, but two garages, and with no onward chain this is a great opportunity for a main home purchase or holiday home alike!

Wesley Grange is well positioned to take advantage of all the area has to offer being within walking distance of the beach and amenities. The vibrant village of Westbourne is within comfortable reach and there you can indulge in the many cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Also within reach is Bournemouth town centre which offers a wide and varied range of shopping and leisure pursuits as well as the beautifully manicured gardens. For beach lovers, miles upon miles of sandy shores and promenade stretch from renowned Sandbanks to trendy Southbourne and beyond in the other direction.

### COMMUNAL ENTRANCE HALL

Stairs (only) to the top floor.

### ENTRANCE/DINING HALL

15' 5" x 10' 7" (4.70m x 3.23m) Ample storage, airing cupboard housing a combination boiler (installed in 2021), radiator. Access to loft space with loft ladder, which is for the use of the home owner.

### LIVING ROOM

19' 11" x 13' 0" (6.07m x 3.96m) Double glazed window to the front aspect and door to balcony.

### SOUTH FACING FULL LENGTH BALCONY

A generous size balcony.

### KITCHEN

15' 1" x 8' 9" (4.60m x 2.67m) Fitted with a range of units, inset double oven and electric hob, one and a half bowl sink, space for fridge/freezer, washing machine and tumble dryer, radiator, window to the rear.

### BEDROOM ONE

16' 0" x 12' 9" (4.88m x 3.89m) Double glazed window to the front, fitted wardrobes, radiator, door through to bedroom three/dressing room.

### BEDROOM THREE/DRESSING ROOM

16' 0" x 8' 10" (4.88m x 2.69m) to wardrobe front. Radiator, fitted wardrobes, double glazed window to the front, return door to hallway.

### EN-SUITE BATHROOM

Suite comprising bath with shower over and retractable screen, built-in wash hand basin and w.c.

### BEDROOM TWO

14' 11" x 9' 11" (4.55m x 3.02m) Window to rear, radiator.

### BATHROOM

Suite comprising corner shower cubicle, bath, wash hand basin and w.c. Single glazed window to the rear, radiator.

### AGENTS NOTE

Our vendor has advised the apartment has had plumbing and electrical upgrades including a new consumer unit and shower pump. New blinds have been fitted to all south facing windows and new carpets in the hallway and bedroom two.

### GARAGE

Located in a block within the grounds.

### SECOND (LARGER) GARAGE - UNDER SEPARATE TITLE

42 year lease

Service Charge - £1040 per annum

Ground Rent - peppercorn

### COMMUNAL GROUNDS

Wesley Grange sits in well tended grounds with large area of lawn and mature surround.

### TENURE - SHARE OF FREEHOLD

Lease - 981 year lease

Service Charge - £1908 per annum

Ground Rent - Peppercorn

### COUNCIL TAX - BAND D