



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	77
(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



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Flat 1 Beechey Lodge 41 Portchester Road, BOURNEMOUTH BH8 8JU

£439,500

The Property

Brown and Kay are delighted to market this beautifully presented apartment which occupies a ground floor position within this handsome, period dwelling. Meticulously designed, this home affords a tastefully styled interior with a seamless fusion of contemporary fittings with charming character features. From the moment you enter via the private entrance porch, you will be greeted by the grandeur of high ceilings and decorative mouldings which contribute to its unique character. A 17' living room features an open fireplace and a stunning kitchen/dining room boasts a delightful curved dining nook with wrap around windows, there are two generous bedrooms, one benefitting from an en-suite for added comfort, together with a principle four piece separate shower/bathroom. A standout feature is the private courtyard garden area - a serene outside living retreat, and there is also an outdoor office/hobbies cabin space with power and lighting connected, an ideal 'work from home' set up.

Portchester Road is a particularly sought after tree lined road amongst homes of similar calibre. Local amenities are close to hand as are bus services which operate to surrounding areas. For more comprehensive needs the bustling town centre of Bournemouth is nearby and there you will find a wide and varied range of shopping and leisure pursuits with miles upon miles of impressive sandy beaches beyond the town. For transport links, Bournemouth rail station is also close to hand with links to London Waterloo.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - We are advised pets are permitted subject to the usual terms of the lease, buyers to satisfy themselves before proceeding.
Holiday Lets - Not permitted

PRIVATE ENTRANCE PORCH

Front door through to the entrance porch with door to the entrance hall.

ENTRANCE HALL

Feature alcove with shelving.

LIVING ROOM

17' 2" x 13' 10" (5.23m x 4.22m) Front aspect sash bay windows, feature open fireplace.

STUNNING KITCHEN/DINING ROOM

16' 3" x 15' 11" (4.95m x 4.85m) A particular feature of the apartment is the beautifully appointed kitchen/dining room, well fitted with a range of wall and base units with work surfaces over, six point 'Range' style cooker to remain, integrated dishwasher, American style fridge/freezer to remain, ceramic sink, attractive flooring, feature curved dining nook, perfect for more formal occasions.

BEDROOM ONE

16' 1" x 11' 3" (4.90m x 3.43m) Side aspect Sash bay window, fitted wardrobes, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, wash hand basin, w.c., heated towel rail.

BEDROOM TWO

13' 10" x 11' 3" (4.22m x 3.43m) Sash window to the side aspect, built-in wardrobes, radiator.

BATH & SHOWER ROOM

Four piece suite comprising shower cubicle, panelled bath, vanity unit with wash hand basin and storage below, low level w.c. Chrome towel rail.

PRIVATE COURTYARD GARDEN

A wonderful addition to the home, a private courtyard garden which is arranged for ease of maintenance with a good degree of privacy and fenced surround. Feature raised sleepers with Palm tree planting and areas of pea shingle.

TENURE - SHARE OF FREEHOLD

Length of Lease -
Maintenance - £150 per month to include Building Insurance
Management Agent -

COUNCIL TAX - BAND D