



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>	67	73
(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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



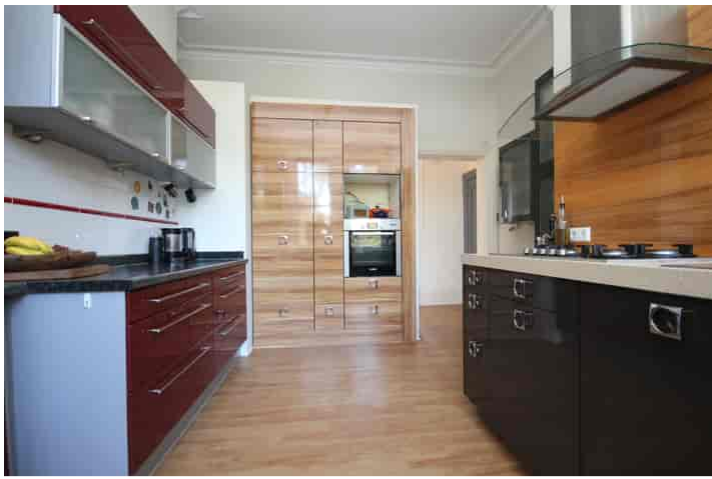
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## Flat 4, 34 Portarlington Road, Dorset, BOURNEMOUTH BH4 8BZ

£385,000

### The Property

We are delighted to bring to the market this stunning, character apartment positioned on the first floor of this period residence. The home harmoniously blends timeless original features to include high ceilings, cornicing and doors together with modern amenities, and boasts a magnificent lounge/dining room with impressive ceiling, feature fireplace and large alcove window, further enhanced with a large separate kitchen and two generous bedrooms, all of which enjoy grand proportions associated with this era. A particular appeal of the home is a large garden chalet nestled within a serene garden setting, this delightful cabin offers a perfect retreat from the hustle and bustle of daily life. The fully insulated cabin boasts a cosy log burner, providing warmth and ambiance on chilly evenings. With its own private electrical supply, you can enjoy modern conveniences while immersing yourself in the tranquillity of nature.

Occupying a super position in the highly desirable location of Westbourne being within strolling distance of the stylish village which has a distinctly cosmopolitan vibe and a true sense of community at its heart. Enjoy its numerous eateries and alfresco restaurants, or walk the traditional Victorian arcade and browse the eclectic mix of shops and delis, there are also the usual high street names such as Marks and Spencer food hall. Also a stone's throw are leafy walkways through the Chine which meander directly to the glorious sandy beaches with miles upon miles of promenade which stretches to Bournemouth and beyond in one direction and the famous Sandbanks in the other.

### ENTRANCE HALL

#### KITCHEN

14' 11" x 11' 7" (4.55m x 3.53m) Mix of contemporary base and wall units with contrasting work surfaces. Integrated electric oven, integrated gas hob with extractor fan over and further integrated dishwasher. Utility cupboard with space for washing machine. Sash windows to front aspect.

#### LIVING ROOM

22' 5" x 14' 10" (6.83m x 4.52m) A grand and bright room with a multitude of character features such as feature fireplace and bay windows with double glazed sash windows.

#### BEDROOM ONE

15' 3" x 9' 8" (4.65m x 2.95m) Good size double bedroom with double glazed sash window overlooking the rear. Fitted wardrobes.

#### BEDROOM TWO

9' 10" x 6' 4" (3.00m x 1.93m) Sash windows to the front aspect, mezzanine style fitted bed with fitted ladder access.

#### SHOWER ROOM

Low step enclosed shower tray, w.c and wash hand basin with fitted storage cupboards, frosted window to side aspect.

#### GARDEN CABIN

Fully insulated garden cabin with own electrical supply. Feature log burner and double glazed patio doors out to the sunny aspect garden.

#### GARAGE

Recently re-roofed, power and lighting.

#### OFF ROAD PARKING - TWO SPACES

#### COUNCIL TAX - BAND B

#### TENURE - SHARE OF FREEHOLD

Lease - 983 years remaining  
Service Charge - £1400 per annum

### PETS / HOLIDAY LETS

We have been advised by the vendors that the property is pet friendly, please note we have not seen sight of the lease. We have advised by the vendors that holiday lets are not permitted within the block.