



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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Flat 2, 34 Portarlington Road, WESTBOURNE, Dorset BH4 8BZ

£435,000

The Property

We are delighted to bring to the market for the first time in years this stunning, character apartment positioned on the ground 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 welcoming reception hall and three generous bedrooms, all of which enjoy grand proportions associated with this era. A particular appeal of the home is a large patio which immediately abuts the lounge, with a beautifully manicured section of garden (not enclosed) beyond interspersed with an abundance of planting, both of which are conveyed with the apartment.

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.

AGENTS NOTE - PETS

Our client has advised pets are permitted within the terms of the lease, we have not seen sight of this.

COMMUNAL HALLWAY

With secure entry system, original leaded door through to the reception hall.

RECEPTION HALLWAY

High ceilings, multiple large storage cupboards.

LOUNGE/DINING ROOM

23' 1" x 21' 5" (7.04m x 6.53m) A truly impressive room featuring high ceilings, picture rails and cornicing, feature fireplace, large window overlooking the pretty garden, radiator, door opening to the rear.

KITCHEN

15' 7" x 9' 10" (4.75m x 3.00m) Range of units to include both wall and base with work surfaces above, inset hob and built-in oven, space and plumbing for washing machine, space for fridge/freezer, side aspect door leads to the parking area.

BEDROOM ONE

22' 1" x 15' 0" (6.73m x 4.57m) Rear aspect bay window, built-in wardrobe and storage. Plumbing has been installed to allow for an en-suite.

BEDROOM TWO

13' 5" x 12' 10" (4.09m x 3.91m) up to built in wardrobes. Front aspect Sash window, radiator, built-in wardrobes.

BEDROOM THREE/DINING ROOM

14' 0" x 11' 0" (4.27m x 3.35m) Front aspect Sash window, radiator.

BATHROOM

Suite comprising corner bath with shower fitment, low level w.c. and wash hand basin. Heated chrome towel rail, storage cupboard, glazed window.

GARDEN

The garden is a delightful addition to the home, there is a large patio area immediately abutting the apartment which leads on to a more than generous and well tended section of lawn area (not enclosed) with flower beds interspersed with established planting.

PARKING

There is allocated off road parking for two/three vehicles, plus multiple visitor parking spaces.

GARAGE

With metal up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years, remaining number of years to be confirmed

Maintenance - £1,400.00 per annum (approximately)

COUNCIL TAX - BAND D