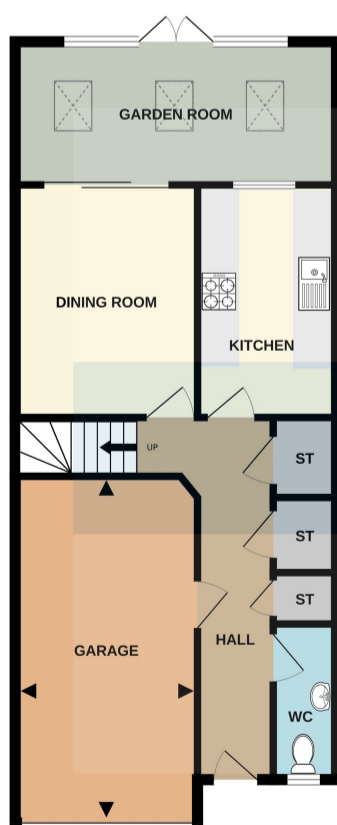
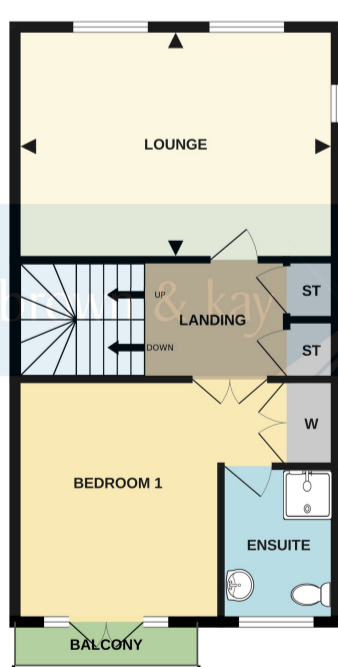




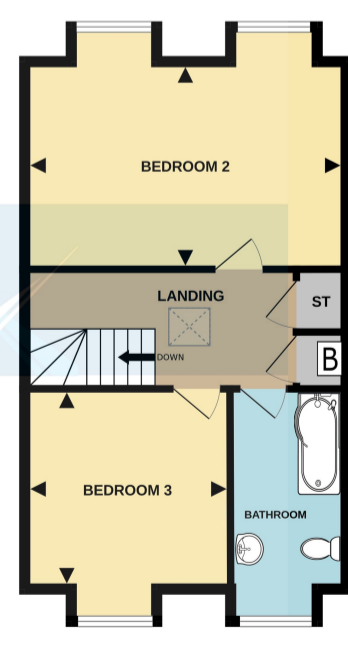
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

TOTAL FLOOR AREA: 1727 sq.ft. (160.4 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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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.

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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



24 The Boltons, Portarlington Close, WESTBOURNE BH4 8DA

Offers in Excess of £550,000

The Property

Brown and Kay are pleased to market this Mews style three bedroom home located within this sought after development. The property benefits from generous accommodation arranged over three floors to include a ground floor cloakroom, kitchen, dining room and sun room, first floor lounge and master bedroom with en-suite shower room and balcony, and completing the accommodation are two further bedrooms and bathroom on the second floor. Outside, there is an integral garage, driveway and to the rear you can enjoy a sunny aspect garden. A new Gloworm boiler was installed in 2021, some plumbing and electrical upgrades have been carried out together with partial refurbishment of the sun lounge and the property would now benefit from further modernisation.

The Boltons is a sought after Mews style development with this particular home occupying a sunny position. The bustling village of Westbourne is within walking distance and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Also close by are leafy walks which meander through the Chine directly down to glorious beaches and miles upon miles of promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

PETS/HOLIDAY LETS

We are advised both pets and holiday lets are not permitted within this development.

ENTRANCE HALL

Door through to integral garage, multiple storage cupboards.

CLOAKROOM

Low level w.c. and wash hand basin, heated chrome towel rail.

KITCHEN

12' 5" x 7' 4" (3.78m x 2.24m) Range of units, built-in four point gas hob, built-in electric oven, space and plumbing for washing machine and dishwasher, integrated fridge/freezer.

DINING ROOM

12' 1" x 9' 7" (3.68m x 2.92m) UPVC double glazed French doors to the sun room, radiator.

SUN ROOM

17' 7" x 8' 4" (5.36m x 2.54m) UPVC double glazed French doors to the garden, radiator.

FIRST FLOOR LANDING

Storage cupboards, stairs to the second floor.

LOUNGE

17' 5" x 12' 4" (5.31m x 3.76m) UPVC double glazed windows to the rear aspect, radiator.

BEDROOM ONE

12' 10" x 11' 7" (3.91m x 3.53m) UPVC double glazed French doors to balcony, radiator, built-in wardrobe, door to en-suite.

BALCONY

Pleasant outlook over the development.

EN-SUITE SHOWER ROOM

Shower cubicle, w.c. and wash hand basin. Heated towel rail.

SECOND FLOOR LANDING

Doors to the following rooms.

BEDROOM TWO

15' 4" x 10' 10" (4.67m x 3.30m) Window to the rear aspect, radiator, built-in wardrobe.

BEDROOM THREE

11' 6" x 9' 11" (3.51m x 3.02m) Rear aspect UPVC double glazed window, radiator.

BATHROOM

Bath, wash hand basin and w.c. Window to the front aspect.

FRONT OF PROPERTY

Driveway to the front of the property which leads to the garage, the remainder is laid to lawn.

GARAGE

19' 7" x 9' 1" (5.97m x 2.77m) Up and over door, power and light.

REAR GARDEN

Patio and lawn area.

SERVICE CHARGE

The service charge is payable 6 monthly, currently from March 23 to September 23, the amount is £627.98

COUNCIL TAX - BAND E