

Portarlington Road, Westbourne BH4 8BZ

£400,000

**MAYS**  
ESTATE AGENTS





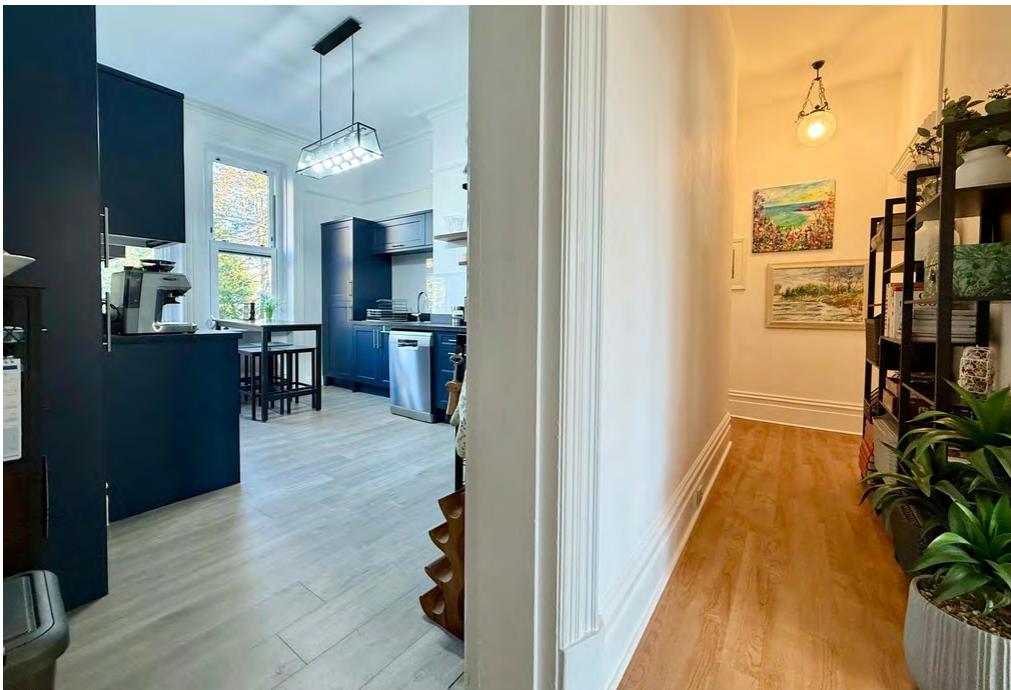
## Property Summary

A rare opportunity to acquire a superb two-bedroom, first-floor character apartment in Westbourne's highly sought-after Golden Grid. Enjoying a desirable south-westerly aspect, the property boasts an abundance of original features, two off-road parking spaces, a private garage and a detached garden room.



## Key Features

- Character First Floor Apartment
- Two Parking Spaces
- Private Garage
- Detached Garden cabin with log burner
- Newly installed modern sash windows throughout
- Recently refurbished kitchen
- Manicured Communal gardens
- Share of Freehold
- Living/ Dining Room with attractive traditional features
- Desirable Westbourne Location



## About the Property

We are delighted to bring to the market this stunning character apartment, positioned on the first floor of an attractive period residence, offering an exceptional blend of timeless original features and modern living. The property boasts impressive high ceilings throughout, enhancing the sense of space and light, complemented by original cornicing and doors that reflect the elegance of the era.

At the heart of the home is a magnificent lounge/dining room, featuring a striking bay window overlooking the beautifully manicured communal gardens, a feature fireplace and generous proportions ideal for both relaxing and entertaining. The recently refurbished kitchen is well-appointed with a range of eye and low-level cupboards, stylish pendant lighting and integrated appliances including an oven, gas hob with extractor, fridge/freezer, with space for a washing machine and tumble dryer, as well as room for a table and chairs.

The apartment offers two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, all enjoying the grand proportions associated with period properties.

A particularly appealing feature is the private, detached garden cabin, nestled within a serene garden setting. Fully insulated and complete with a cosy log burner and its own electrical supply, this versatile space offers the perfect retreat - ideal for home working, a home gym, additional reception space or storage.

Externally, this most attractive character development occupies a spacious, south-westerly facing garden plot and benefits from allocated resident parking, with two formal parking spaces per apartment and a private garage.

Ideally located in the highly desirable area of Westbourne, the property is within easy strolling distance of the vibrant village centre, renowned for its cosmopolitan atmosphere, eclectic mix of independent shops, delis, Victorian arcade and popular eateries, alongside well-known high-street names including Marks & Spencer food hall. Leafy walkways through the nearby Chine lead directly to the stunning sandy beaches and promenade, stretching to Bournemouth in one direction and the famous Sandbanks in the other.

Share of Freehold

Maintenance Charge: £1400 per annum includes building insurance and gardener

Management Company: Asset Property Management

218 Malvern Road, Bournemouth BH9 3BX 01202 532898

Council Tax Band: B (BCP Council)

Pets are permitted within this development

Utilities: Mains Electricity, Gas, Water & Sewerage Heating: Gas fired central heating

Broadband: Refer to Ofcom website Mobile Signal: Refer to Ofcom website

Floor level – First Floor (No lift)

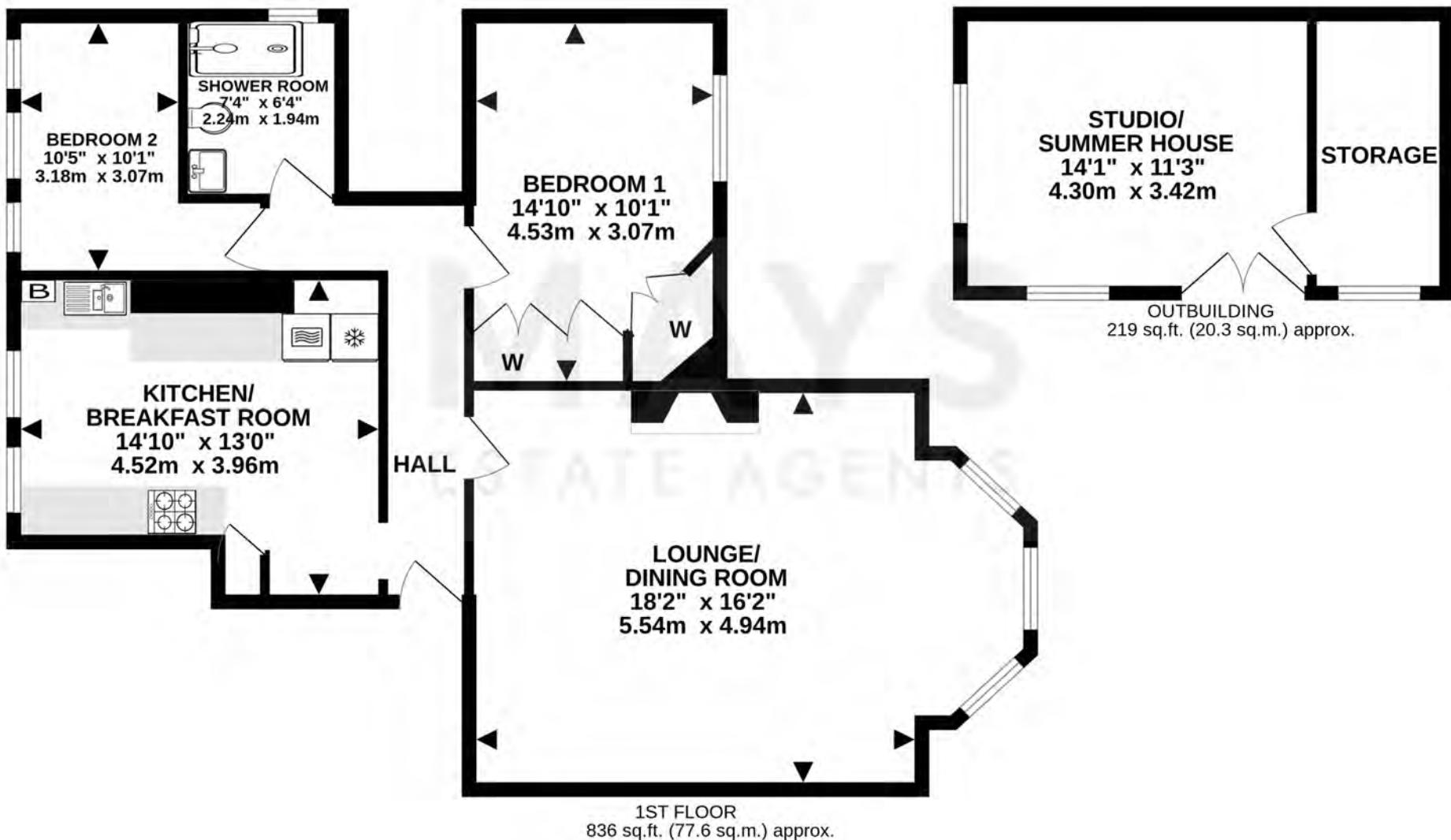
Mays are part of the Property Ombudsman Scheme TPO - DO3138

INCLUDING OUTBUILDING

TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

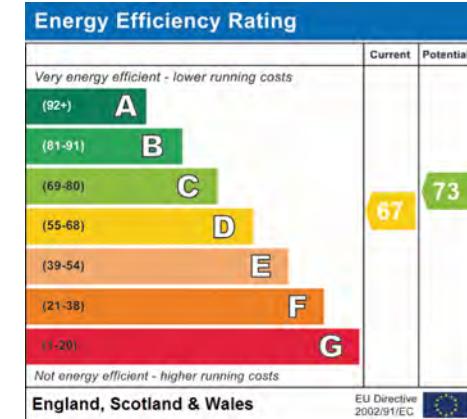
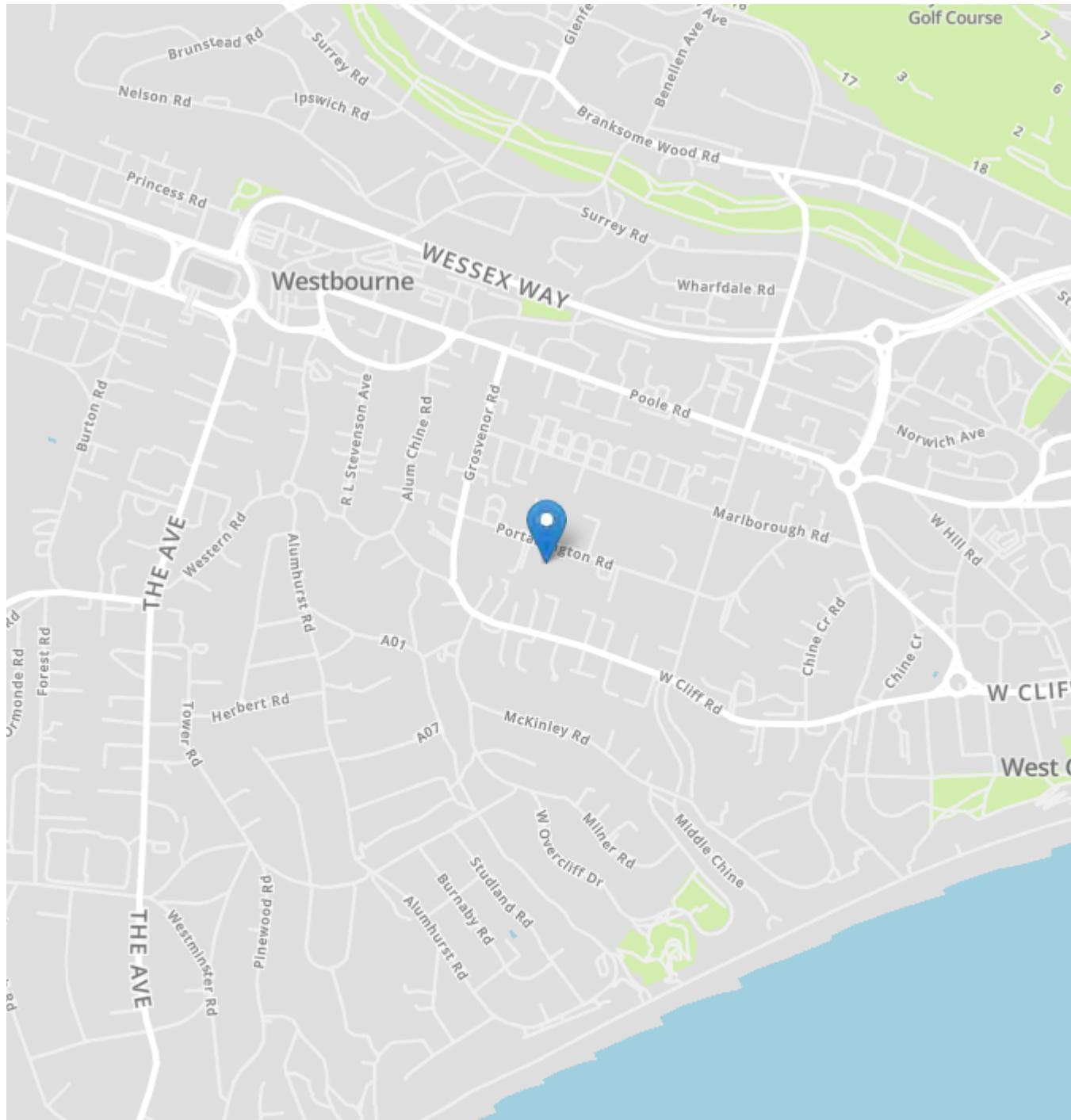


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



#### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

#### Mays Estate Agents - Sales and Head Office

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