



Sunbury Court  
21 Marlborough Road  
Westbourne BH4 8DD

A two bedroom first floor flat with no forward chain  
and located in Westbourne's Golden Grid.

£255,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering this good size two double bedroom first floor flat.

The development is situated in a superb location in Westbournes Golden Grid with a level walk to Westbourne Village with its superb array of bars, restaurants and cafes alongside a selection of exclusive boutiques in addition to the usual range of High Street facilities is within easy reach. The beach at Middle & Alum Chine is only approximately half a mile away. In the other direction Bournemouth town centre can be found with its wide range of restaurants, cafes, leisure and shopping facilities. There are also good transport links providing easy access by road and rail to Southampton and London. Excellent bus services including national Express also run through Westbourne Village.

Communal hallways with stairs to the first floor where the front door opens into the entrance hall with entry phone, storage and airing cupboards. A door leads into the good size lounge/dining room with south facing and side aspect windows and a door leading out onto the **SOUTH FACING BALCONY**. The kitchen has floor and eye level units with a four-ring ceramic hob, extractor hood over and electric oven under, washer/dryer and built in fridge/freezer. Both bedrooms are double rooms with built in wardrobes and finally there is the bathroom with a white three-piece suite including panel bath with wall mounted shower, wash hand basin with cupboards under, enclosed button flush WC and a heated ladder style towel rail. A single garage is conveyed with the property.

**Features include wood effect laminate flooring throughout, inset ceiling spotlights throughout, gas central heating, double glazing, good size accommodation, pitched roof, garage, share in the freehold and no forward chain.**

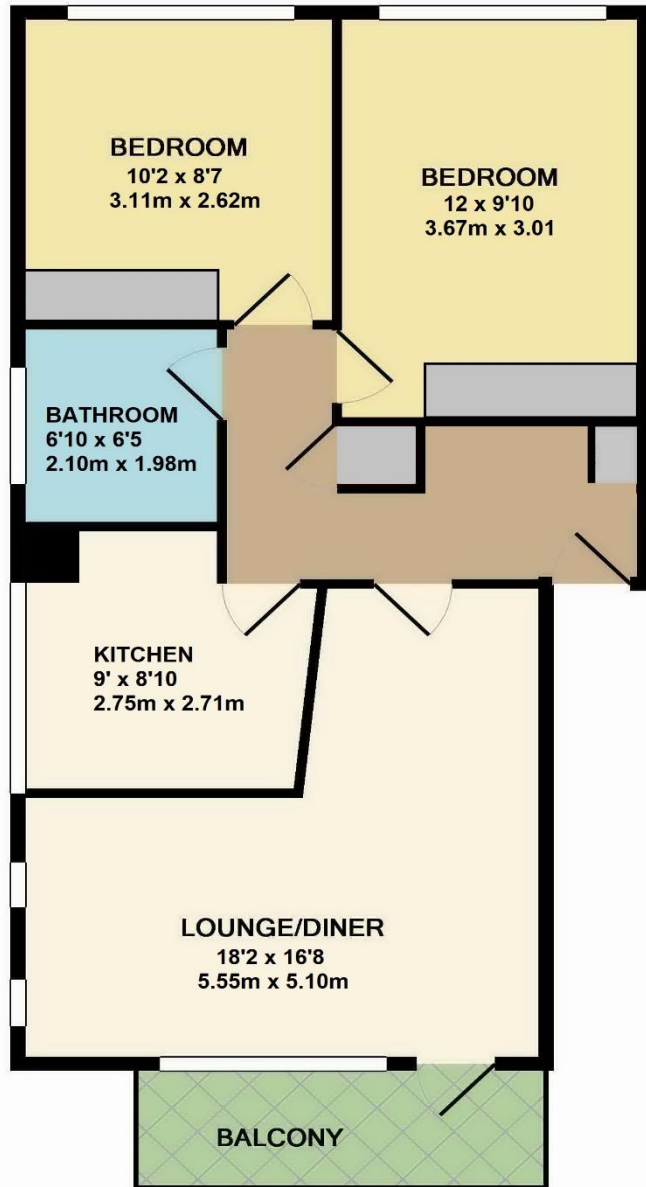
**The vendor has supplied the following information:**

Tenure: Share in the freehold with a 999-year lease from 2010.

Maintenance: Approximately £352.00 per quarter

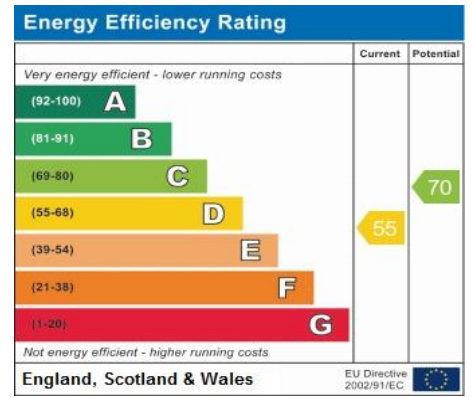
Council Tax: BAND C





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**This plan is NOT to scale & is for guidance purposes only**

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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