



Briarfield  
32 Portarlington Road  
Westbourne BH4 8BS

A bright south facing two-bedroom ground floor  
apartment in this popular development in  
Westbourne's Golden Grid with no forward chain  
£325,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering this bright south facing two-bedroom ground floor apartment in this sought-after development. The property is situated in Westbourne's most popular Golden Grid residential location with a level walk from Westbourne village with its range of cafes, bars and restaurants alongside boutiques, independent traders and the usual High Street amenities. The sea front can be easily reached via the wooded walk-through Alum Chine. Bournemouth town centre is a mile away with its shopping, leisure and entertainment facilities.

Communal hallways lead to the front door which opens into the entrance hall with entry phone, cloaks and airing cupboards. The L shaped lounge/dining room is a super-size with dual aspect windows including a full length south facing window overlooking the communal garden plus a hatch to the kitchen. A door leads out onto the **SOUTH FACING BALCONY** with a gate leading onto the communal garden. The kitchen/breakfast room is a good size with base & eye level cupboards with under lighting, pull out pantry/larder cupboards, four ring gas hob, extractor and eye level double oven, space and plumbing for dishwasher, washing machine and fridge/freezer, cupboard housing gas fired boiler and space for breakfast table. Bedroom One is south facing with fitted wardrobes and a fully tiled ensuite cloakroom which could potentially be turned into a shower room. The guest bedroom is also a double room again with recessed wardrobes and finally the shower room which is fully tiled with a white three-piece suite.

A single garage is conveyed with the property plus parking for visitors to the front. The communal gardens are immaculately kept throughout.

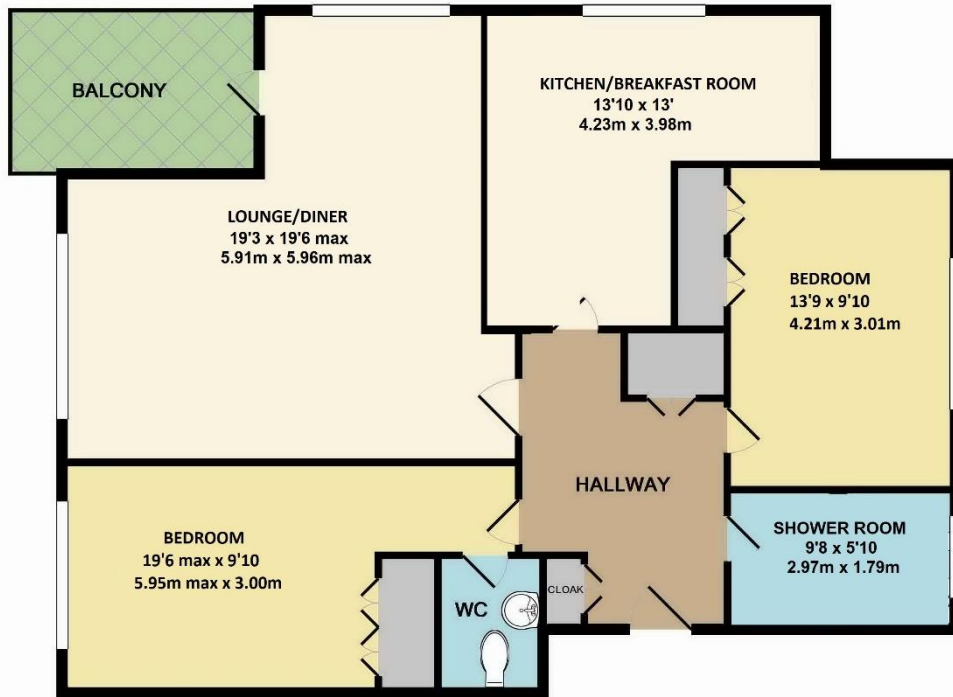
Features include entry phone system, south facing balcony, exceptionally sunny, UPVC double glazing, gas central heating, bathroom & ensuite cloakroom and a single garage.

Tenure: Share in the freehold with 999-year lease from 2013.

Maintenance: Approximately £1600.00 per annum including water rates & reserve fund.

Council Tax: BAND D





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



**ALBURY & HALL**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	78
(55-68)	<b>D</b>		
(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	

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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