



Rydal House  
22 Portarlington Road  
Westbourne BH4 8BY

A pet friendly two double bedroom ground floor flat  
located in Westbourne's Golden Grid close to the  
beach & Westbourne Village.  
£282,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering this **PET FRIENDLY** two double bedroom ground floor flat.

The development is situated in a superb location in Westbournes Golden Grid just a level walk from 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. 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 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 arched recess and double glazed sliding patio door into the **SOUTH FACING CONSERVATORY** with double glazed sliding doors out onto the communal garden. The kitchen has floor and eye level units with a four-ring ceramic hob, extractor hood over and eye level microwave/oven and further oven under, built in dishwasher, washer machine and fridge/freezer. Both bedrooms are double rooms and finally there is the bathroom with a white three-piece suite including P shaped bath with wall mounted shower, WC, circular basin, extractor, fully tiled walls and a heated towel rail. A single garage is conveyed with the property. **Features include electric heating with modern oil filled radiators, double glazing, solid oak flooring, entry phone system and a pitched roof.**

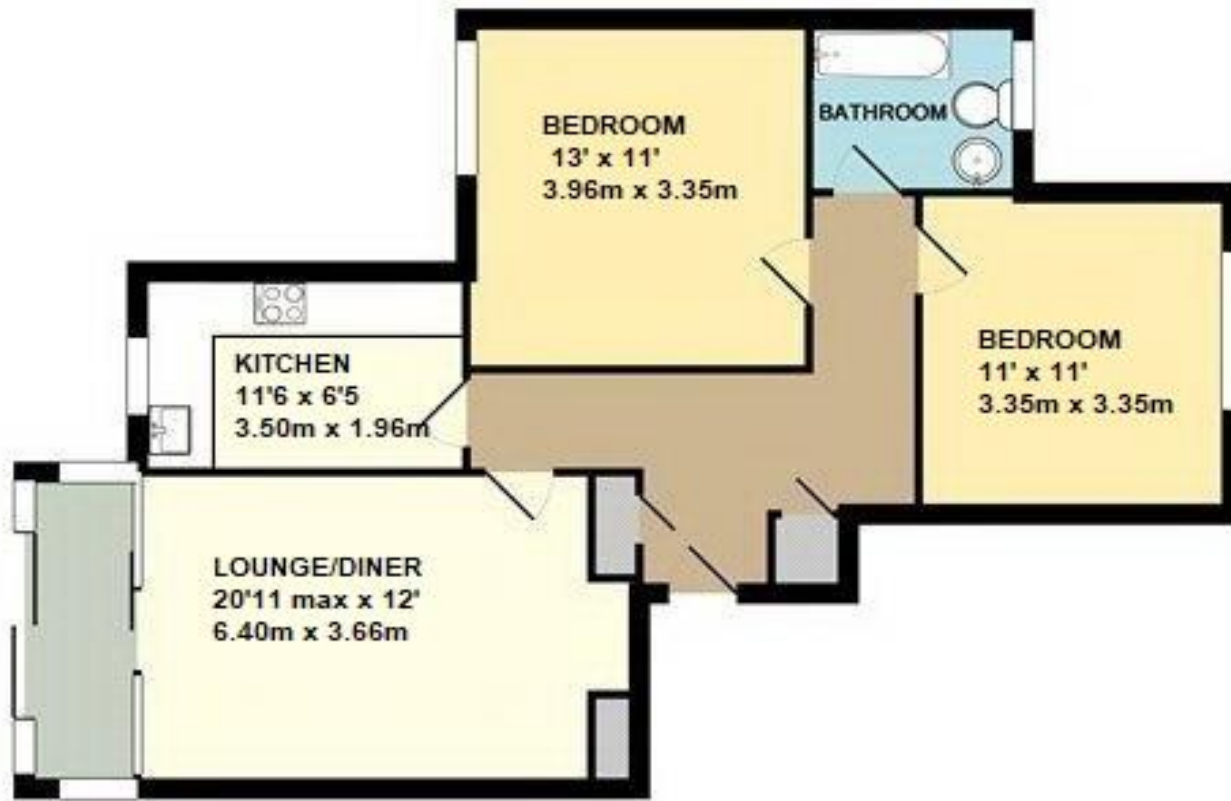
**We understand from the vendor that pets are allowed.**

Tenure: Share in the freehold with 199-year lease from 2000

Maintenance: £1200.00 per annum

Council Tax: BAND C





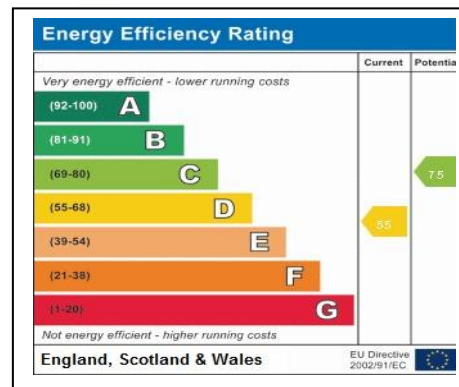
**This plan is NOT to scale & is for guidance purposes only**

## Albury & Hall

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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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