



Briarfield
32 Portarlington Road
Westbourne BH4 8BS

A sunny south facing two-bedroom top floor
apartment in this popular development in
Westbourne's Golden Grid with no forward chain
£295,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this sunny south facing two-bedroom second (top) floor apartment in this sought-after development.

This is the first time the property has been for sale since the owners bought the flat off plan. 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 with stairs to the second floor where the front door opens into the entrance hall with entry phone, storage 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 gardens plus a hatch to the kitchen. A door leads out onto the **SOUTH FACING BALCONY**. The kitchen/breakfast room is a good size with base & eye level cupboards, floor mounted gas fired boiler and space for breakfast table. The master bedroom is south facing with recessed wardrobes and an 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 bathroom which is fully tiled with a 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.

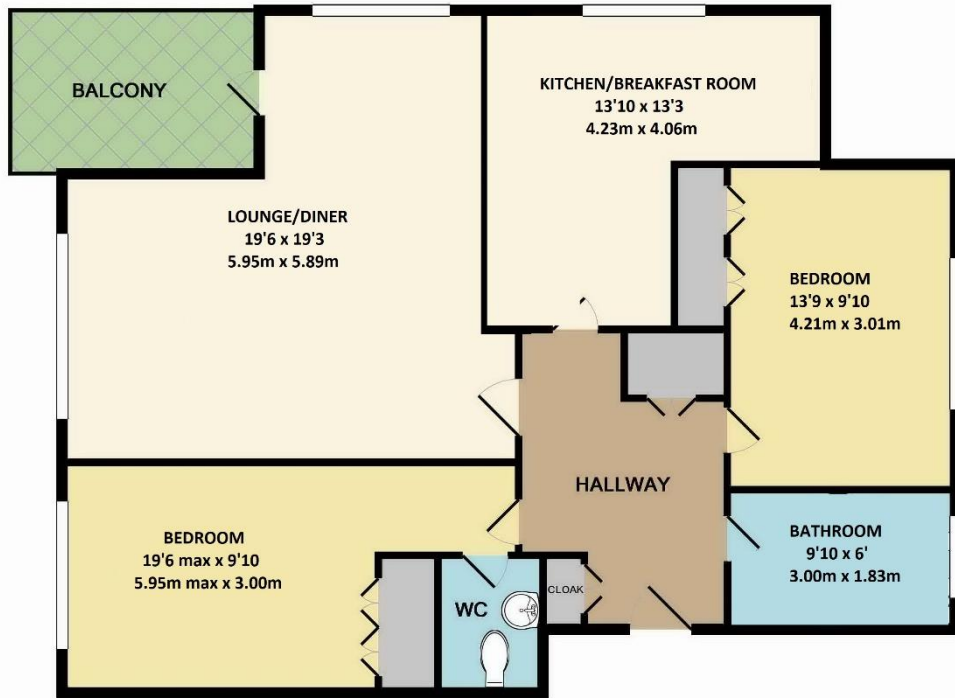
Features include entry phone system, south facing balcony, exceptionally sunny, UPVC double glazing, gas central heating, bathroom & ensuite cloakroom and a single garage.

Tenure: We understand the vendor is in negotiation for a share in the freehold which will be included in the sale.

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

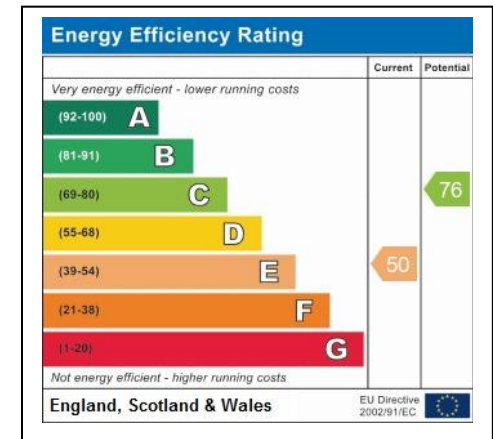
Council Tax: BAND D





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

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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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