



Romney Court  
28 Portarlington Road  
Westbourne BH4 8BZ

A purpose built ground floor one bedroom  
apartment located in Westbourne's Golden Grid.

£195,000

**ALBURY  
& HALL**

Albury & Hall are delighted to be offering for sale this purpose built one bedroom ground floor flat.

The development is situated in a superb location in Westbourne's 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 the National Express also run through Westbourne Village.

The well maintained communal hallway leads to the front door of the flat that opens into the entrance hall. The accommodation comprises south facing lounge with an enclosed patio off, kitchen, bathroom and a double bedroom with built in wardrobes. A single garage is conveyed with the property and is situated to the rear of the block. Features include electric heating, double glazing, entry phone system, communal gardens and a pitched roof. The property is offered vacant with no forward chain and would be an ideal first time buy, a principle home or a second holiday home.

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

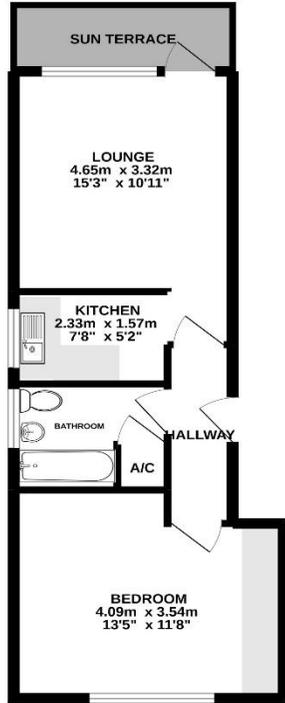
Tenure: Shared Freehold with the remainder of a 999 year lease.

Maintenance: Approximately £375.00 per quarter

Council Tax: BAND B



GROUND FLOOR  
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA - 37.7 sq.m. (405 sq.ft.) 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 in 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.  
Made with Metopia 10/2022



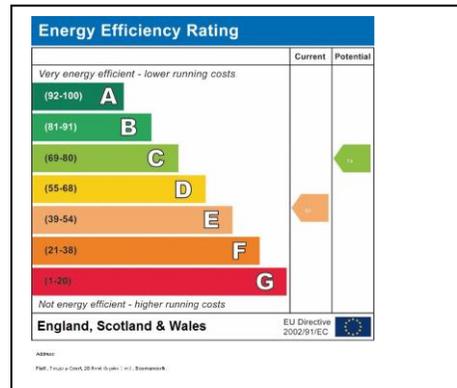
## Albury & Hall

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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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