



The Boltons
Portarlington Close
Westbourne BH4 8DA

A three bedroom town house in a private enclave
close to Westbourne village and Middle Chine.

£645,000

**ALBURY
& HALL**

Albury & Hall are delighted to be offering this **immaculately presented three bedroom town house located in a private enclave close to Westbourne Village.**

The development is situated in a superb location in Westbourne's popular Golden Grid and is 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 with Bournemouth train station providing direct access to London. Excellent bus services including national Express also run through Westbourne Village.

The property has generous accommodation arranged over three floors and comprises reception hall, a spacious living room, modern fitted kitchen/dining room with built in oven and hob, integrated dishwasher and fridge/freezer, three bedrooms, one with an ensuite shower room, a main family bathroom and a cloakroom. The property benefits from double glazing, excellent storage on all floors, gas central heating, an integral garage with off road parking for one vehicle to the front elevation and a garden to the rear. There is shared parking for visitors or additional cars.

An internal viewing is highly recommended to appreciate all that this delightful property has to offer in this highly sought after location.

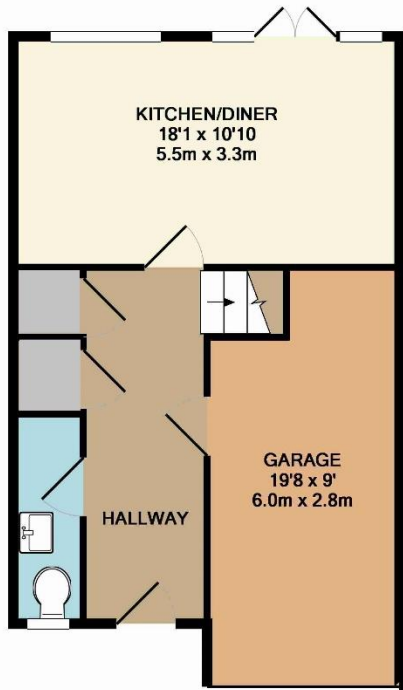
We understand from the vendor that the development has a policy of no pets or holiday lets.

The vendor has supplied the following information:

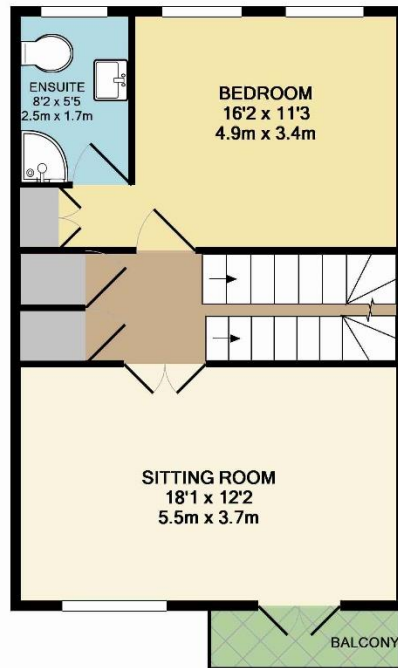
Maintenance: Approximately £1300 per annum

Council Tax: BAND E

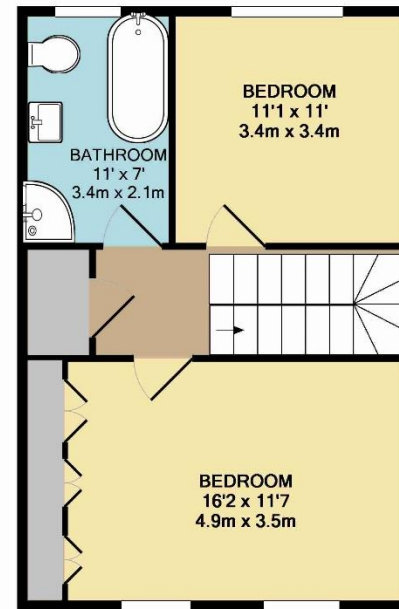




GROUND FLOOR



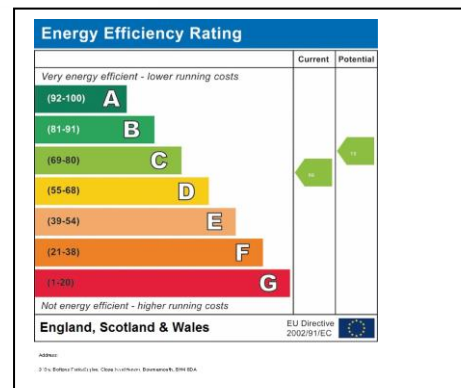
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as 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



Albury & Hall
47 Poole Road, Westbourne, Dorset
BH4 9BA
Tel: 01202 751333
Email: sales@alburyandhall.co.uk
www.alburyandhall.co.uk

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.

ALBURY & HALL (WESTBOURNE) LIMITED registered office; 24 Station Road, Swanage, Dorset BH19 1AF. Registered in England & Wales Company No. 9890429



ALBURY
& HALL