



FLAT 4, SUNNINGDALE, 21 PORTARLINGTON ROAD, WESTBOURNE, BOURNEMOUTH, BH4

£190,000 SHARE OF FREEHOLD

An exceptionally bright one-bedroom ground floor apartment situated within the sought after golden grid, close to both Westbourne and Bournemouth Town Centre as well as the award-winning beaches at Middle Chine. The property includes a spacious lounge with south facing patio, ample storage, vacant possession as well as a garage.

One Bedroom | Ground Floor | South Facing Patio | Golden Grid | Close to Westbourne & Bournemouth | Vacant Possession | Garage

Westbourne | 01202 767633 |

Winkworth



LOCATION

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well-known high-street names such as Marks & Spencer.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo Southwest train service.



DESCRIPTION

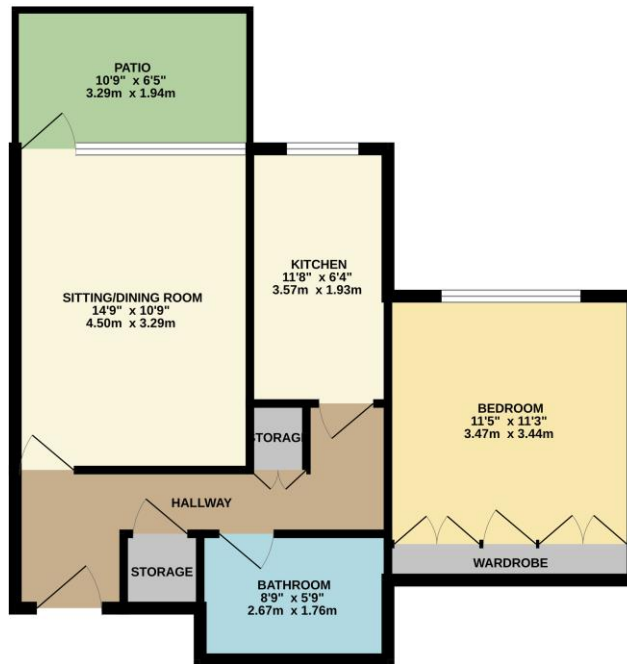
The apartment is situated on the ground floor which is accessed via well-presented communal hallways. The hallway is bright and airy with doors to principal rooms.

The south facing lounge diner is a good size with direct access onto the sunny patio via a UPVC double glazed door and enjoys views over the extremely well-manicured communal garden. The kitchen includes a range of base and eye level work units with space and plumbing for domestic appliances.

The bedroom is a generous double room with a large, fitted wardrobe and ample space for further free-standing furniture as required. There is also a bright double-glazed window overlooking the beautiful communal gardens to the front. The contemporary bathroom comprises a shower cubicle, WC, wash hand basin.

Outside an allocated garage is conveyed with the apartment.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.1 sq.m.) approx.

While 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 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.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: B

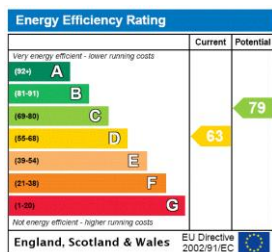
TENURE: Share of freehold 983 years

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £1740pa

AT A GLANCE

- One Bedroom
- Ground Floor
- South Facing Patio
- Golden Grid
- Close to Westbourne & Bournemouth
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