



1 Sunningdale, 21 Portarlington Road, Westbourne, BH4 8BX





A beautifully presented, 2 double bedroom ground floor flat situated in a desirable location close to Westbourne.

- Modern kitchen
- Gas fired central heating
- Garage
- Long lease (983 years)
- Bright and spacious
- Less than ½ mile level walk to Westbourne
- Less than 1 mile walk to Alum Chine beach
- Quiet tree lined road
- Well presented, neutral decor
- Double glazed windows (some with shutters)

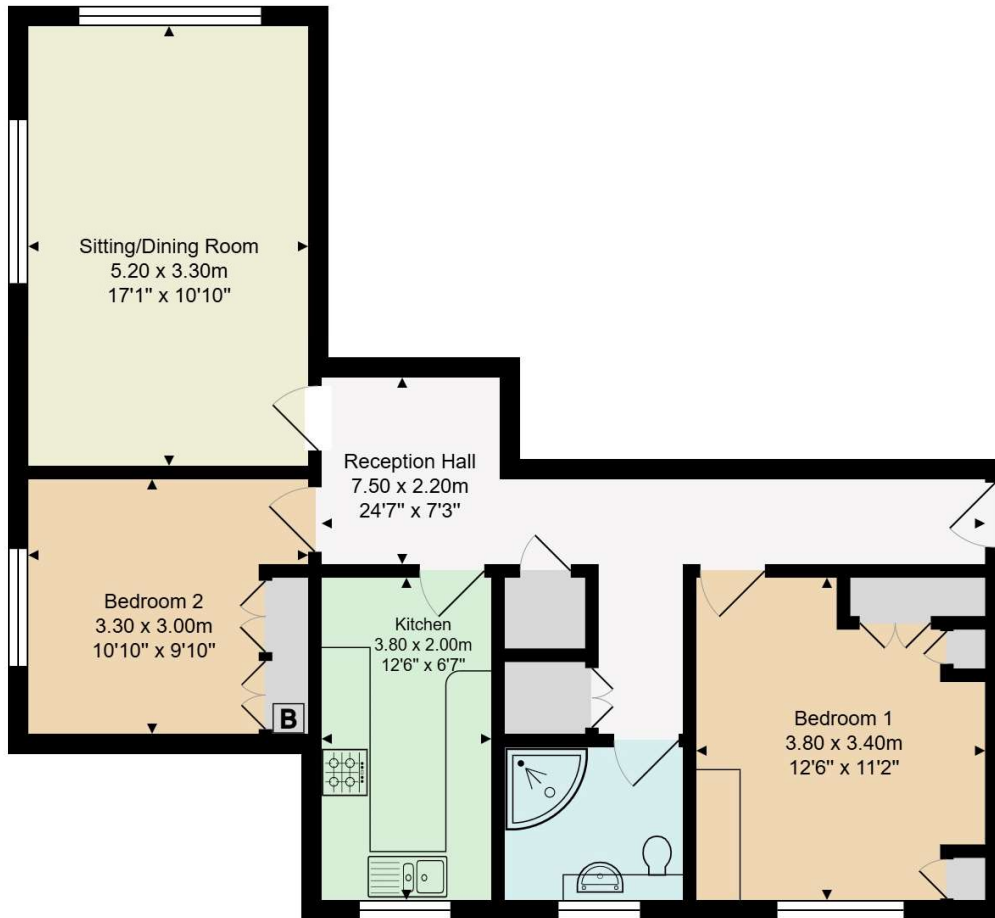
**ASKING PRICE:**

£285,000

**EPC RATING:**

Band - C





All measurements are approximate and for display purposes only.  
Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## LOCATION

The property is located along Portarlinton Road, a quiet tree lined road situated in the 'golden grid' known locally for its desirable position, only a short walk from Westbourne and the beach. Westbourne is a thriving and vibrant village offering a broad range of independent shops and amenities together with larger chains such as an M&S Foodhall.

## THE PROPERTY

Sunningdale is a well-maintained, purpose-built block, set in well maintained grounds. There is a communal entrance hall with a security entry system.

Inside the property is a spacious reception hall, currently used as a dining area. There are two large storage cupboards.

The bright, southerly facing sitting room has dual aspect windows with shutters. The modern kitchen includes a good range of matching, white base and eye level units with a breakfast bar and fitted appliances including; an electric double oven, gas hob with canopy over, plus a dishwasher and washing matching with matching fascia units. There is space for a fridge/freezer.

There are two double bedrooms, both include a range of fitted wardrobes. In bedroom two is the concealed gas fired boiler.

The shower room comprises a white three piece suite.

Outside there are well maintained communal gardens and grounds. The garage block is situated behind where this property has a single garage and the residents are able to park a single vehicle in front of their garage.

## ADDITIONAL INFORMATION

Council tax – C

Tenure – Share of freehold (awaiting written confirmation)

Lease – 999 years, from 24/06/2008, 983 years remaining.

Service charge - £1,800 PA (including water and sewerage)

No pets or holiday lets allowed





Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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