



## White Lodge, 5 Portarlington Road, Westbourne BH4 8BT

A two double bedroom, two-bathroom first floor apartment set in a characterful converted house, offered in immaculate condition in the prestigious 'golden grid' area of Westbourne. Offered with the benefit of No Forward Chain.

**EPC: 78 Council Tax Band: D Price: ££265,000 - Leasehold**

 **2**
 **2**
 **1**





## Key Features

- SPECTACULAR FIRST FLOOR 2 BED APARTMENT
- 1 BATHROOM & ENSUITE TO MASTER
- SET IN CONVERTED CHARACTER HOUSE
- DESIRABLE 'GOLDEN GRID' CATCHMENT
- SPACIOUS KITCHEN/DINER
- SET IN COMMUNAL GARDENS
- WALKING DISTANCE TO WESTBOURNE TOWN CENTRE AND ALUM CHINE BEACH
- OFF ROAD GATED PARKING
- NO FORWARD CHAIN
- LEASE LENGTH: 104 YRS REMAINING.  
SERVICE CHARGE: £1289.20 PER HALF YEAR.  
GROUND RENT: £250 P.A.  
RESERVE FUND: £200 P.A.

## The Property

Upon entering the communal hallway, a wide staircase adorned with characterful wooden panelling and lead-lined windows leads to the first floor and the personal front entrance. Inside, a spacious and welcoming entrance hallway provides access to all principal rooms.

The generous lounge features a large bay window offering pleasant views over the communal grounds, while the well-proportioned kitchen/diner benefits from pelmet lighting and integrated appliances, creating a practical and inviting space.

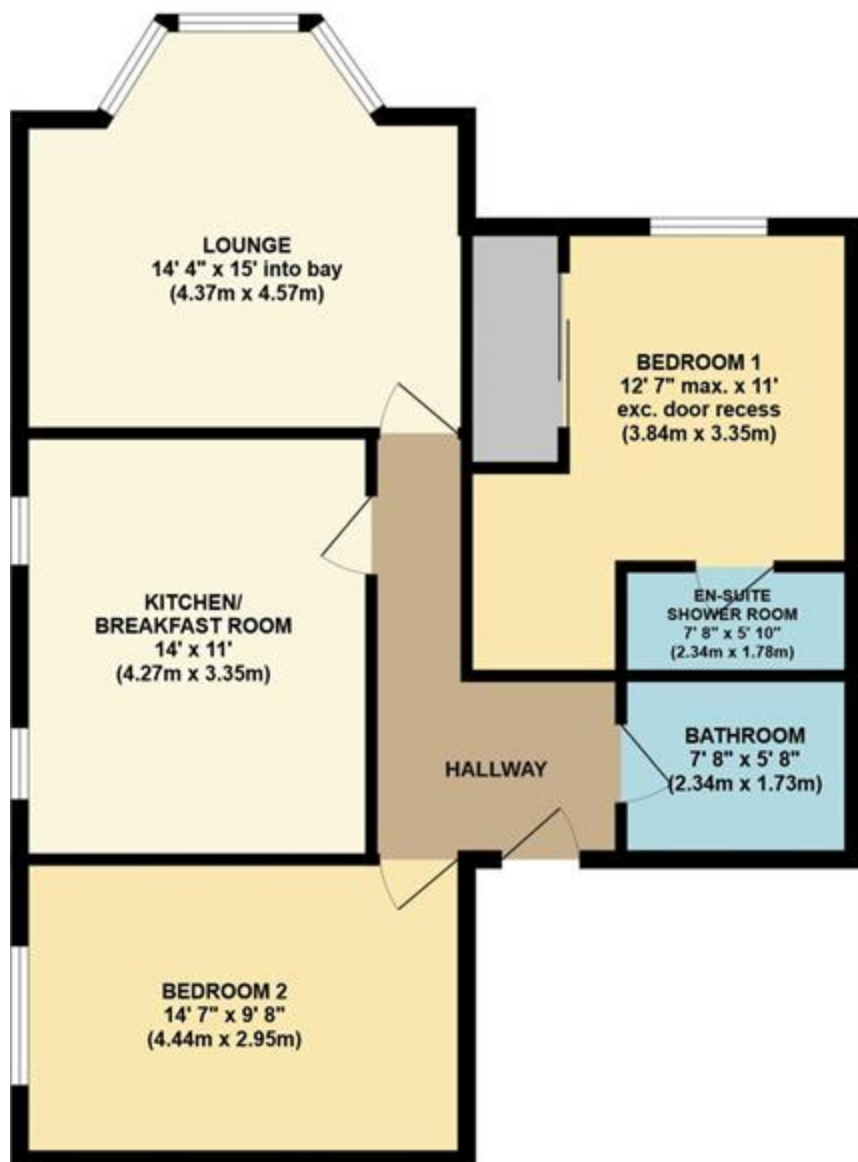
There are two excellent double bedrooms, with the master enjoying a fitted wardrobe and an en-suite shower room. A stylish three-piece family bathroom

with a heated towel rail completes the accommodation.

Externally, the property enjoys access to beautifully maintained communal grounds and benefits from gated off-road parking.

The development is ideally located within Westbourne's sought-after 'Golden Grid'-a vibrant area known for its fashionable bars, bistros, restaurants, and boutiques. Alum Chine beach is nearby, and Bournemouth town centre, with its mainline railway station offering direct links to London, is just a short drive away.

N.B. An interest is declared under the 1979 Estate Agency Act.



| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (92+) <b>A</b>                                                    |         |           |
| (81-91) <b>B</b>                                                  |         |           |
| (69-80) <b>C</b>                                                  | 78      | 79        |
| (55-68) <b>D</b>                                                  |         |           |
| (39-54) <b>E</b>                                                  |         |           |
| (21-38) <b>F</b>                                                  |         |           |
| (1-20) <b>G</b>                                                   |         |           |
| Not energy efficient - higher running costs                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |
| <small>WWW.EPC4U.COM</small>                                      |         |           |

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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