



11 Temple Trees, 13 Portarlington Road, Westbourne, BH4 8BU



A bright and spacious 2 double bedroom top floor flat with a south facing balcony, en-suite and garage situated in a desirable location close to the beach and Westbourne village centre. Offered with no onward chain.

- Reception hall
- Sitting/dining with a southerly facing balcony
- 2 double bedrooms
- Modern en-suite shower room
- Main bathroom
- Kitchen
- Gas central heating with modern gas fired boiler
- Neutral décor through out
- Garage with lighting
- Short walk into Westbourne centre and the beach
- No chain

ASKING PRICE:

£250,000 (share of freehold)

EPC RATING: Band - C





Area Approx: 78.4 m² 844 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A bright and spacious top floor apartment situated in the highly sought after Temple Trees development on Portarlinton Road, just a short walk from both local award winning beaches and the vibrant village of Westbourne.

The property is set within a well maintained purpose-built block, accessed via a tidy communal entrance hall with a secure entry phone system.

Inside, the flat features a welcoming reception hall with two useful fitted storage cupboards and access to a loft space. The spacious sitting/dining room is flooded with natural light and enjoys access to a south-facing balcony, ideal for relaxing or entertaining.

The kitchen is well equipped with a good range of base and eye-level units, a fitted oven and hob, and space for additional appliances including a washing machine, fridge freezer, and dishwasher.

There are two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room featuring a large walk-in shower. The second bedroom is served by a family bathroom with a three-piece suite including a bath.

Additional benefits include gas central heating (with a recently replaced boiler), well-tended communal gardens, and a garage in a nearby block, complete with lighting.

Perfectly positioned between Westbourne village, with its excellent range of cafes, boutiques, and everyday amenities, and Bournemouth's stunning coastline, this apartment offers the ideal combination of convenience, comfort, and coastal living.

ADDITIONAL INFORMATION

Council tax – E

Service charge – £2,300 PA

Ground rent - nil

Tenure – Leasehold with share of freehold

Lease Term – 999 years from 15/03/2012 – 985 years remaining



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;

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk