

PS

3 Westgate Park, 28 Alumhurst Road, Westbourne, BH4 8ER

£2,400 pcm



## 3 Westgate Park

### Westbourne

Positioned within a private gated development just moments from the heart of Westbourne Village, and a short stroll to the golden shores of Alum Chine, this fully refurbished townhouse offers generous, beautifully presented accommodation arranged over three floors, combining modern comfort with a relaxed coastal lifestyle.

- Short Walk from Westbourne Village & Award Winning Beach
- Fully Furnished Three bedroom Townhouse in Westbourne
- Newly Refurbished Throughout
- Private & Covered Patio Balcony
- Gated Development with Allocated Parking
- Downstairs Bedroom with En-suite Shower Room
- Gas Central Heating & Double Glazed
- Council Tax Band E £2,933.31
- EPC (Energy Rating) D
- Total Area: 1,259 Sq.Ft



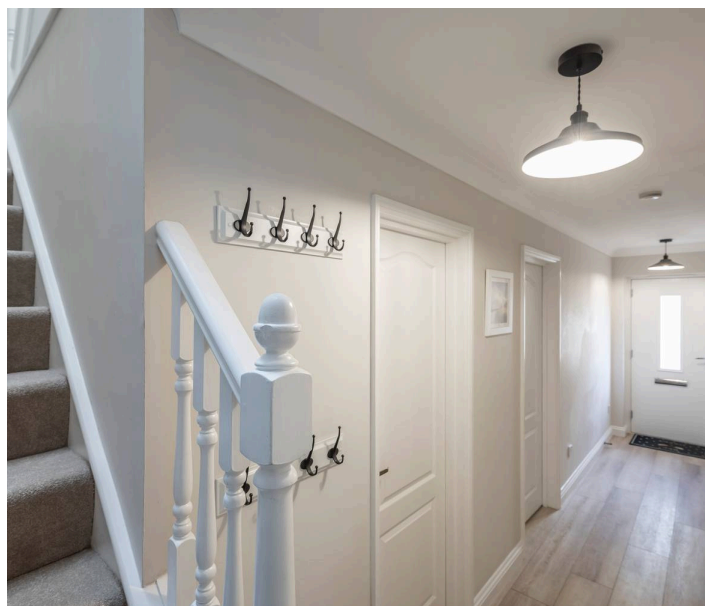
The ground floor opens into a welcoming entrance hall, leading directly to the principal bedroom, complete with a contemporary en-suite shower room. A separate WC is positioned discreetly at the base of the staircase, ideal for guests.

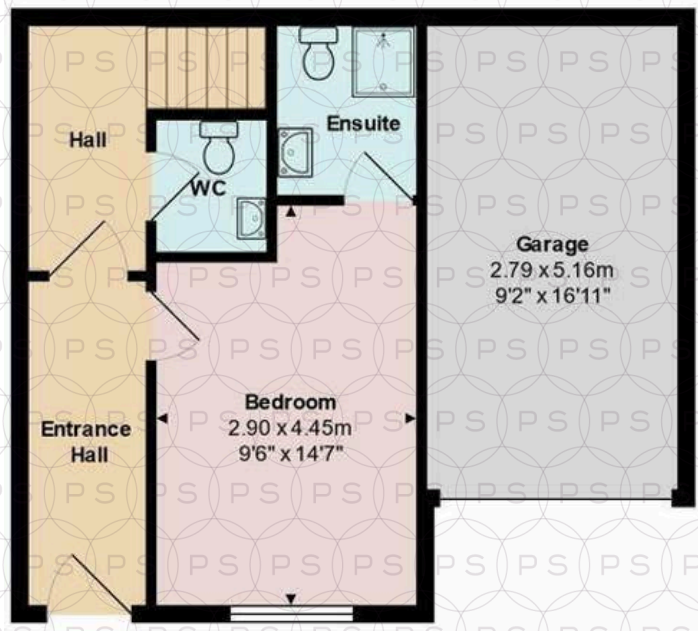
Rising to the first floor, the property reveals its impressive sense of light and space. Vaulted ceilings with Velux windows extend into the roofline, creating an airy and uplifting feel. The lounge and dining area enjoy sliding doors onto a private balcony, drawing in natural light throughout the day. The kitchen, updated as part of the refurbishment, offers an extensive range of base and eye-level units, a useful corner pantry for additional storage, and the option to acquire the current tenants' white goods by separate arrangement.

The second floor provides two further double bedrooms. The second bedroom benefits from mirrored fitted wardrobes, while the third is perfectly suited as a guest room, nursery or home office. A particularly generous family bathroom completes this level, featuring twin wash basins, a bath and a separate corner shower.

Externally, there is an attached garage with parking in front for one vehicle, or two if the garage is utilised for storage, together with three visitor bays within the development.

The property is offered fully furnished and is available for long-term tenancy. Please note that pets are not permitted.

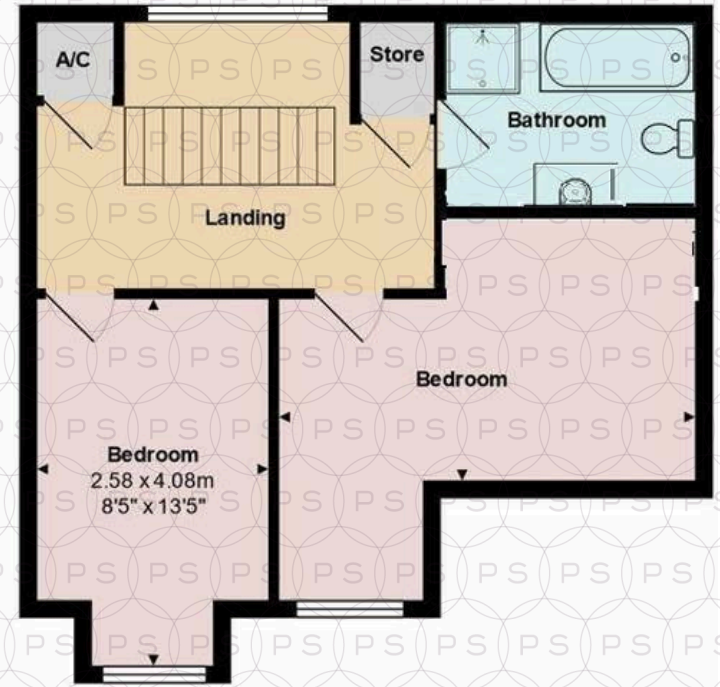




Ground Floor



1st Floor



2nd Floor

Total Area: 116.0 m<sup>2</sup> ... 1249 ft<sup>2</sup> (excluding balcony, garage)

All measurements are approximate and for display purposes only



## Philippa Sole Ltd

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