

Newfield,  
29 Burnaby Road, Alum Chine BH4 8JF

Guide Price £250,000 Share of Freehold





## Property Summary

Forming part of an impressive character residence, this stunning split-level first floor apartment has been significantly improved by our clients and presents two double bedrooms, a south-facing living/dining room and a newly fitted contemporary shower room. The accommodation is presented in first-class order throughout and the property enjoys a highly convenient location moments from the sandy beaches of Alum Chine, and the amenities of Westbourne.



## Key Features

- Large reception hallway
- Generous living/dining room
- Modern fitted kitchen
- Two double bedrooms
- Contemporary shower room
- Close to sandy beaches
- Walking distance to Westbourne Village
- Allocated parking
- Share of Freehold



## About the Property

The property is accessed via a communal entrance hallway with stairs that rise to the first floor. The private entrance hallway of the property is a real feature of the apartment and provides independent access to all rooms of the property. The generous living/dining room enjoys a sunny orientation courtesy of a feature bay window, and the kitchen is fitted with a range of base and wall units and enjoys a good amount of natural light from dual aspect windows.

The principal bedroom has a large bank of fitted wardrobes and two large windows, and the second bedroom is also a comfortable double. The shower room has been recently refitted and presents a contemporary suite that includes a large double shower unit.

The property has been significantly improved by our clients over recent years and is stylishly presented throughout. We feel this property has many strong selling features and will be of great appeal to buyers wanting a conveniently positioned home moments from sandy beaches and the amenities of Westbourne.

Tenure: Share of Freehold

Underlying lease term: 999 years lease from 30th April 2018

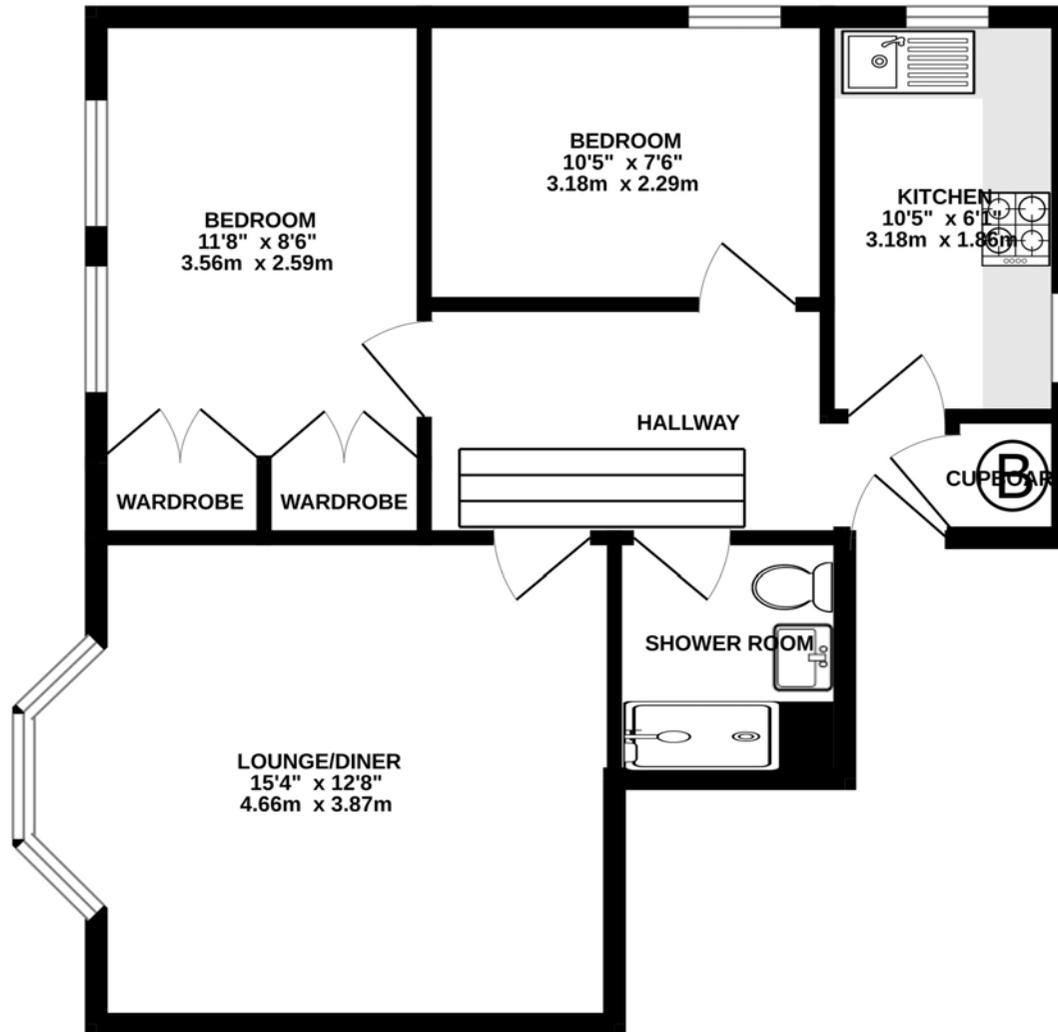
Service Charge: Approximately £1,855 per annum

Council Tax Band: C

Notes: Pets are permitted on licence. Holiday lets are not permitted.



FIRST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst 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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## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne high street, benefiting from a variety of excellent restaurants, bars and independent shops. Alum Chine is also within walking distance, offering seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give easy access to the dual carriageway and excellent public transport links.

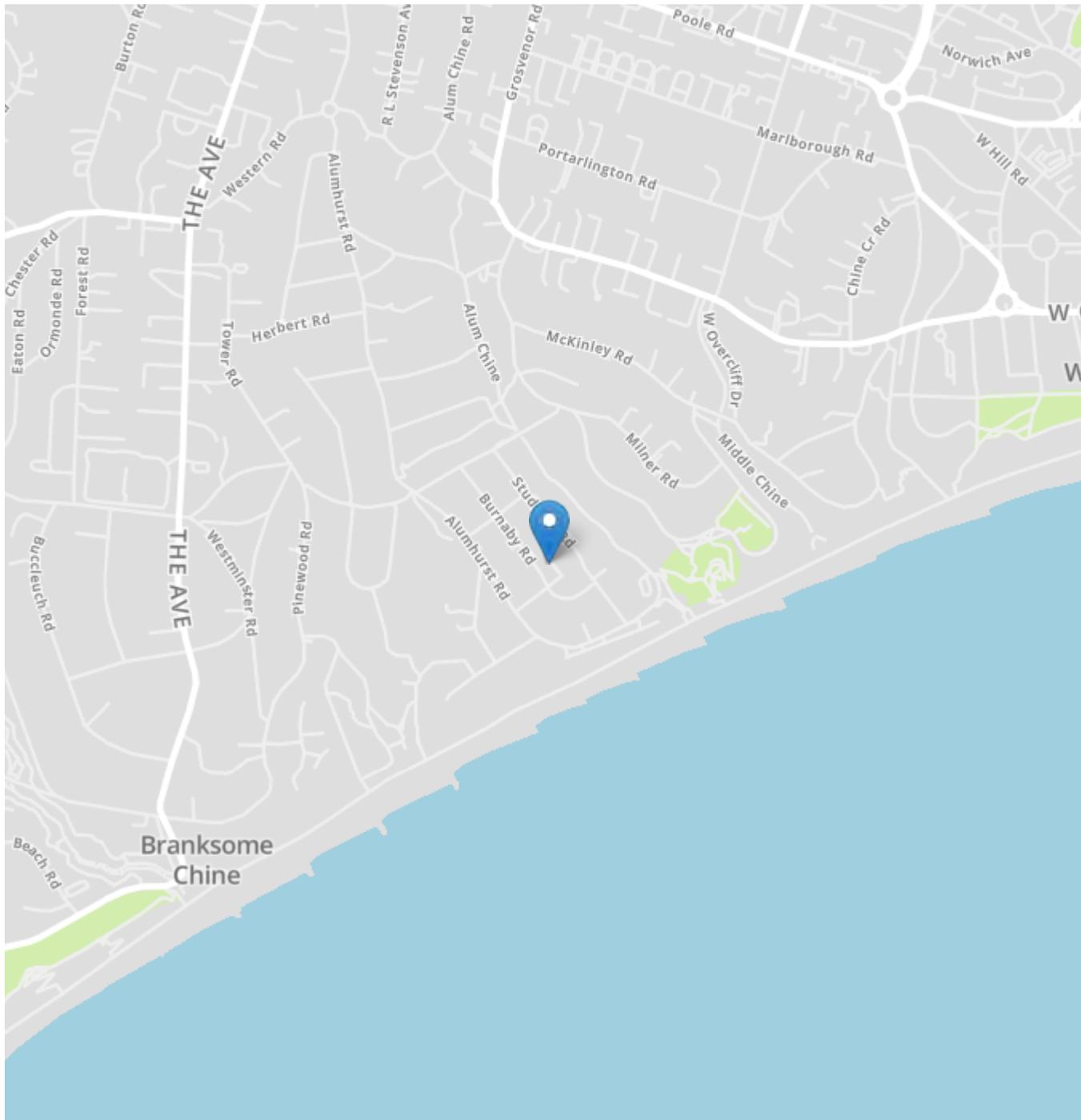


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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>	74	78
(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		
England, Scotland & Wales		EU Directive 2002/91/EC 

### IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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