



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Flat 6, Alverton Hall 33 West Cliff Road, WEST CLIFF, Bournemouth BH4 8AY

£359,950

The Property
Brown and Kay are delighted to market for sale this beautifully presented apartment positioned on the first floor of this low rise development. Boasting generous and well proportioned accommodation, this home has been further enhanced with many upgrades by the current owners, and in brief affords a dual aspect living/dining room, a balcony which is due to be replaced with glass and stainless steel along with new flooring, a well fitted kitchen, two bedrooms both featuring fitted furniture, ensuring both comfort and functionality, a bathroom, and a separate cloakroom for added convenience. Additionally, there is a garage conveyed with the property and together with a share of the freehold this would make a wonderful main home or holiday home alike.

Alverton Hall occupies a super position moments from leafy walks through the Chine which meander directly on to miles upon miles of sandy shores and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names is within walking distance, as are bus services which operate to surrounding areas. The area is also well served with rail links at both Branksome and Bournemouth with access to London Waterloo.

AGENTS NOTE - PETS AND HOLIDAY LETS
Neither pets nor holiday lets are permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL
Stairs or lift to the first floor.

L SHAPED ENTRANCE HALL
Double opening cupboard with wall mounted Worcester combination boiler and linen storage, further triple cupboards with coat storage space, further general storage, radiators.

CLOAKROOM
Double glazed window, low level w.c, wash hand basin, heated towel rail, tiled walls.

LIVING/DINING ROOM
24' 1" x 13' 0" (7.34m x 3.96m) A generous living space enjoying a dual aspect, large double glazed window to the front overlooking the gardens with double glazed door to the balcony, wall mounted electric fire, two radiators, space for dining table and chairs, further double glazed window to the rear.

BALCONY - DUE TO BE UPGRADED
Enjoying a pleasant outlook, the balcony is due to be upgraded with glass and stainless steel along with new flooring, this will be covered off by our client.

KITCHEN/BREAKFAST ROOM
13' 4" x 7' 9" (4.06m x 2.36m) Double glazed window to the rear aspect, fitted with a range of wall and base units with work surfaces over, inset sink with drainer, space for win fridge, space for fridge/freezer, space for washing machine, inset four ring gas hob with mounted filter above, unit with double oven, further cupboard space, breakfast bar area, tiled walls.

BEDROOM ONE
14' 1" max including wardrobes x 12' 0" (4.29m x 3.66m) Double glazed window to the front aspect, two double opening wardrobes with hanging and shelving space, double sliding mirrored wardrobes, matching bedside cabinets with two, three drawer chest units.

BEDROOM TWO
14' 5" x 10' 0" (4.39m x 3.05m) Double glazed window to the rear aspect, excellent range of built-in wardrobes, triple wardrobes, bedside cabinets with display unit and shelving over, up and over storage, thee, three drawer chest units with vanity unit/work station, radiator.

BATHROOM
8' 3" x 6' 4" (2.51m x 1.93m) Shaped bath with wall mounted shower enclosure with mixer taps and unit with water jets, low level w.c. and wash hand basin. Heated towel rail and tiled walls.

GARAGE
A garage is conveyed with the property.

COMMUNAL GROUNDS
Alverton Hall sits in beautifully tended grounds with areas of lawn and established planting.

TENURE - SHARE OF FREEHOLD
Length of Lease - 999 years from 2001
Maintenance - £1,900.00 per annum
Management Agent - Bonita One

AGENTS NOTE
The current owners, during their time of ownership, have replaced the heating system, boiler, fuse box, electrics and double glazing.

COUNCIL TAX - BAND D