



FLAT 4, THE SPINNEY 8 DRURY ROAD, ALUM CHINE BH4 8HA

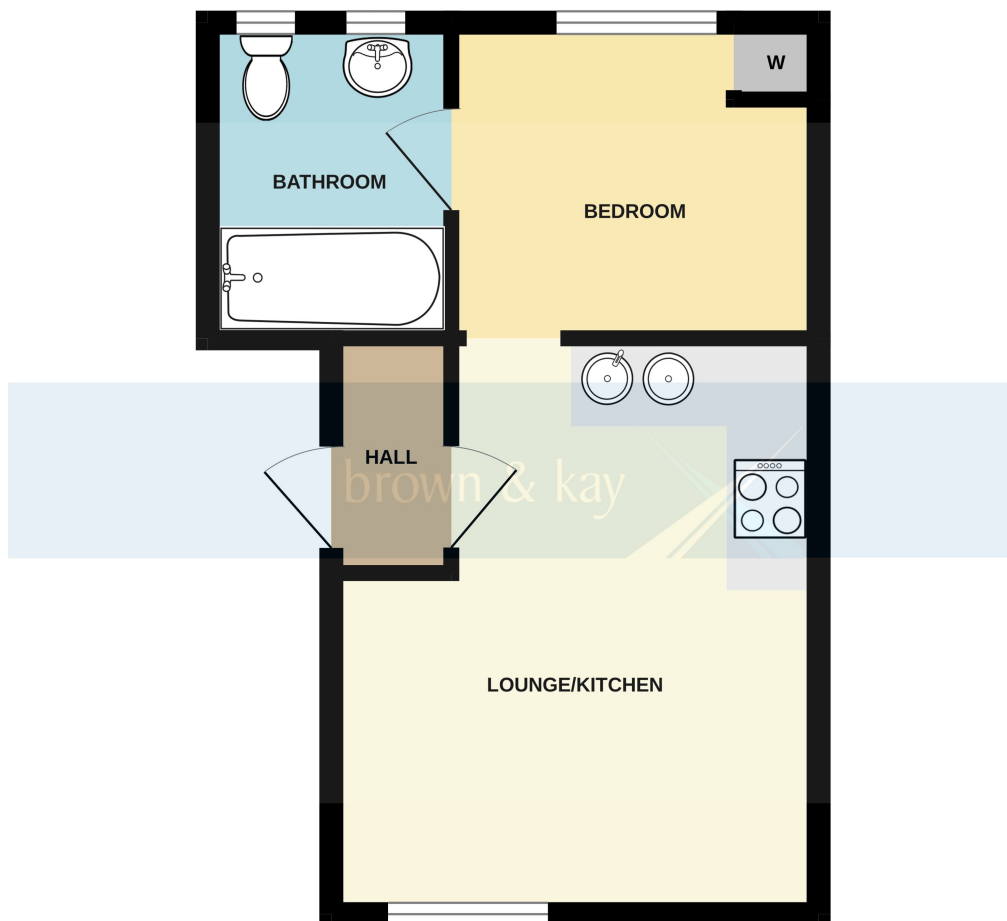
£149,950

- FIRST FLOOR APARTMENT
- ONE BEDROOM
- CLOSE TO WESTBOURNE
- FANTASTIC LOCATION CLOSE TO BEACH
- OPEN PLAN LOUNGE/KITCHEN
- ALLOCATED PARKING



TOTAL FLOOR AREA : 287 sq.ft. (26.7 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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Occupying a FANTASTIC position adjacent to a FOOTPATH which meanders through the CHINE directly down to the BEACH is this one bedroom apartment. Located on the FIRST FLOOR of this CHARACTER BUILDING, the home benefits from a LONG LEASE and ALLOCATED PARKING!  
287 sq.ft. (26.7 sq.m.) approx.

### ENTRANCE HALL

### OPEN PLAN LOUNGE/KITCHEN

14' 0" x 12' 2" (4.27m x 3.71m) Front aspect UPVC double glazed window. Kitchen area is fitted with a range of wall and base units with work surfaces over, space and plumbing for washing machine, electric cooker to remain.

### BEDROOM

9' 0" x 7' 10" (2.74m x 2.39m) Rear aspect UPVC double glazed window, built-in storage, door to bedroom.

### BATHROOM

Suite comprising bath, wash hand basin and w.c. Rear aspect window.

### PARKING SPACE

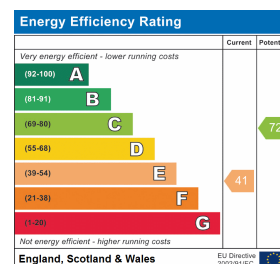
Allocated parking space.

### TENURE - LEASEHOLD

Length of Lease - 999 years from 11th April 2007

Maintenance - £1,372.60

### COUNCIL TAX - BAND A



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.