



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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: 1187 sq.ft. (110.3 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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Flat 28, Sunset Lodge 30-32 The Avenue, BRANKSOME PARK BH13 6HG

Guide Price £325,000

The Property

Brown and Kay are delighted to market this exceptionally spacious two/three bedroom apartment located in the highly sought after area of Branksome Park. The home occupies a second floor position and whilst in need of some updating, affords most generous and well proportioned accommodation throughout with benefits to include an 18' living room with separate dining room/bedroom three, balcony with pleasant outlook, good size kitchen, two bedrooms, en-suite bathroom and additional shower room. Furthermore, there are well maintained grounds, garage and a share of freehold making this an ideal main home or holiday home alike.

Sunset Lodge is well located in the prestigious area of Branksome Park being within comfortable reach of Westbourne where you can enjoy the many eateries, cafe bars and restaurants together with the usual high street names such as Marks and Spencer. Stunning sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other are also close to hand. For transport links bus services operate to surrounding areas and train stations at both Branksome and Bournemouth are also readily available.

AGENTS NOTE - PETS & HOLIDAY LETS

To be advised

COMMUNAL ENTRANCE HALL

Stairs and lift to the apartment which is located on the second floor.

ENTRANCE HALL

27' 0" x 5' 4" (8.23m x 1.63m) maximum measurements. Double opening cupboard with hanging and shelving, walk-in storage cupboard, two radiators, further storage cupboard housing tank.

LIVING ROOM

18' 6" x 12' 5" (5.64m x 3.78m) A more than generous living room, double glazed window with pleasant views over the well maintained grounds, double glazed door to balcony, radiator, fireplace with matching hearth and mantel.

BALCONY

With pleasant outlook.

DINING ROOM/BEDROOM THREE

12' 7" x 9' 4" (3.84m x 2.84m) Double glazed window to the rear aspect with views over the grounds, radiator.

KITCHEN

12' 0" x 8' 10" (3.66m x 2.69m) Fitted with a range of wall and base units with work surfaces incorporating sink unit, inset electric hob, unit housing double oven, cupboard housing boiler, pull out pantry cupboard, space for fridge/freezer, further cupboard space, double glazed window.

BEDROOM ONE

16' 0" x 13' 0" (4.88m x 3.96m) Double glazed window with views over the grounds, double glazed door to balcony, extensive fitted wardrobes with two sets of double robes, matching bedside units and up and over storage, further double and single wardrobe, radiator.

EN-SUITE BATHROOM

8' 9" x 7' 1" (2.67m x 2.16m) Double glazed window to the side aspect, suite comprising panelled bath, pedestal wash hand basin and low level w.c. Heated towel rail and tiled walls.

BEDROOM TWO

13' 0" x 9' 5" (3.96m x 2.87m) Double glazed window to the front aspect, radiator, two single wardrobes with up and over storage cupboards.

SHOWER ROOM

7' 9" x 6' 2" (2.36m x 1.88m) Double glazed window, suite comprising corner shower cubicle with shower, pedestal wash hand basin and low level w.c. Tiled walls and flooring, heated towel rail.

COMMUNAL GROUNDS

Sunset Lodge sits in beautifully maintained communal grounds with well stocked flowers and shrubs.

GARAGE

Located in nearby block.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 1990
Maintenance - £200 per month

COUNCIL TAX - BAND E