



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>	76	81
(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	



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## Flat 17, Ocean Breeze 8-10 Studland Road, ALUM CHINE BH4 8JJ

£420,000

### The Property

Brown and Kay are delighted to market this beautifully presented apartment ideally positioned a stones throw from golden sandy beaches. The home occupies a third floor position with the benefit of lift access, within this modern development, and boasts many features to include attractive windows shutters and no forward chain. The tastefully styled interior boasts a generous open plan living/dining/kitchen with integrated appliances, sunny aspect balcony perfect for soaking up coastal living, a lovely master suite with walk-in wardrobe and en-suite shower room, further bedroom and principal bathroom with Whirlpool bath. Add to this, a share of freehold, this would make a wonderful lock and leave holiday home, or main home alike.

Ocean Breeze is well situated in this desirable location moments from miles upon miles of sandy shores, perfect for a refreshing dip or paddle boarding session, with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne with its cafe bar scene, diverse eateries and boutique shops as well as the usual high street names such as Marks and Spencer food hall is within comfortable distance as are bus services which operate to surrounding areas and train stations located at both Westbourne and Bournemouth.

### AGENTS NOTE - HOLIDAY LETS & PETS LEASE TERMS/EXTRACT WORDING

Pets - No pets which might reasonably cause annoyance to any other flat owner - we would advise any prospective purchase to satisfy themselves in terms of the lease/establish if management consent is required prior to commitment.

Holiday Lets - Not to use flat for short term holiday lettings.

### COMMUNAL HALLWAY

Stairs and lift to third floor.

### HALLWAY

secure entry phone system, doors to all primary rooms.

### OPEN PLAN LIVING/KITCHEN/DINING

21' 1" x 14' 10" (6.43m x 4.52m) Living/Dining Area - Double glazed window to the side aspect with fitted shutters and double glazed sliding door to the balcony, also with fitted shutters. Kitchen area - Mix of base and wall level units with complementary work surfaces over, integrated fridge/freezer, dishwasher, washing machine and microwave, freestanding oven with gas hob and extractor over, feature window to side aspect with fitted shutters.

### BALCONY

Sunny aspect balcony with space for table and chairs, perfect to enjoy some outdoor living.

### BEDROOM ONE

11' 0" x 16' 08" (3.35m x 5.08m) Feature window to side aspect with fitted shutters.

### WALK IN WARDROBE

7' 10" x 5' 02" (2.39m x 1.57m) Electric point, space for wardrobes.

### EN-SUITE

Wash hand basin, w.c, corner shower cubicle, extractor fan, heated towel rail.

### BEDROOM TWO

10' 11" x 8' 5" (3.33m x 2.57m) Double glazed window to side aspect with fitted shutters.

### BATHROOM

Whirlpool bath with mixer tap, w.c, wash hand basin with storage, extractor, heated towel rail, frosted double glazed to side aspect with fitted shutters.

### UNDERCROFT PARKING SPACE

The apartment benefits from an allocated parking space.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 105 years  
Maintenance - £2,258.44 per annum, payable in two instalments  
Management Agent - Ocean Breeze Management Limited

### COUNCIL TAX - BAND F