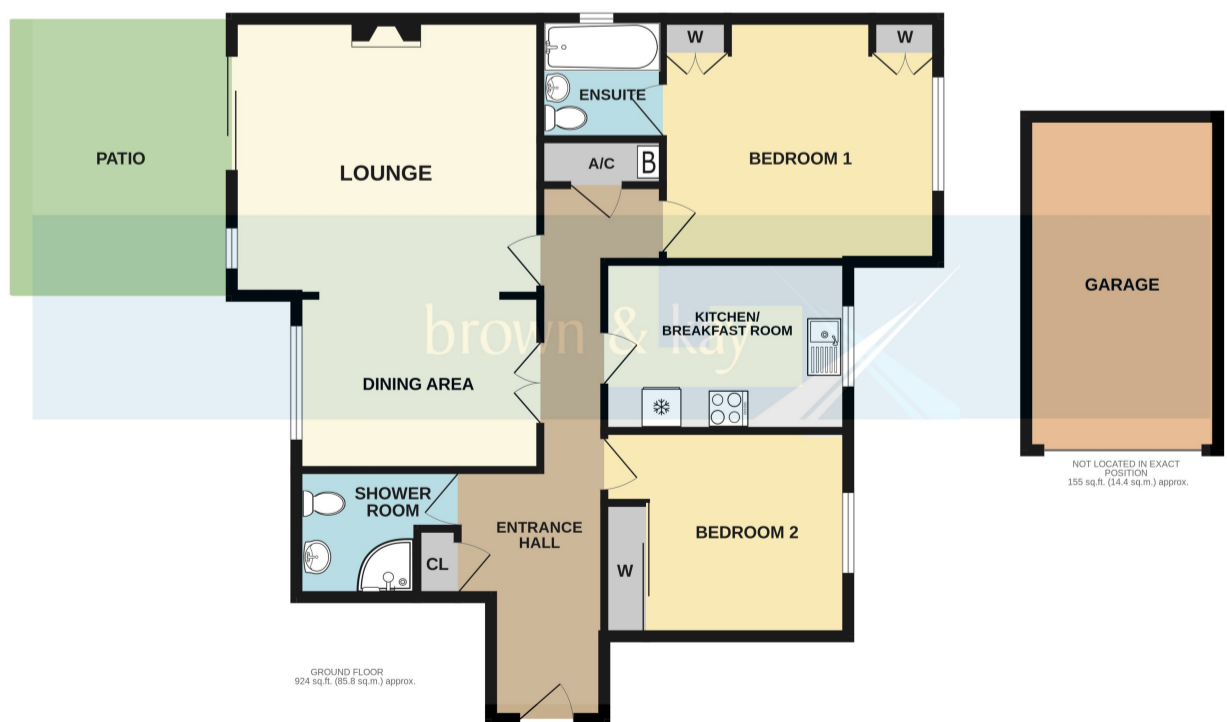




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



## Flat 3, West Cliff Palms 68 West Cliff Road, WEST CLIFF BH4 8BE

**£395,000**

### The Property

Brown and Kay are delighted to market this well presented ground floor apartment positioned yards away from Chine walks leading directly down to stunning beaches. This generously proportioned home affords a spacious entrance hall with utility cupboard, good size lounge/dining room, kitchen/breakfast room, bedroom one with en-suite, bedroom two and shower room, and a particular feature is the large private patio with lovely outlook. Furthermore, there are beautifully tended grounds surrounding the development and together with a garage, a share of the freehold and no forward chain this would make a wonderful main home or holiday home alike.

West Cliff Palms is well positioned to enjoy leisurely walks through the Chine, pathways meander directly down to miles upon miles of stunning beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Also within comfortable reach is the bustling village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets - Not permitted  
 Pets - Usual Permission/Consent Required, Extract from Lease as follows - "Not to keep any bird animal or reptile in the Flat so that it may be or become a nuisance to other flat owners and in the event of a reasonable complaint by two flat owners the Company may require the removal of any such creature".

### COMMUNAL ENTRANCE

Secure entry system through to the communal entrance hall, door through to the apartment.

### ENTRANCE HALL

Double opening storage cupboard, cupboard housing fuse box and metre, radiator.

### UTILITY CUPBOARD

Wall mounted boiler, space and plumbing for washing machine.

### LOUNGE/DINING ROOM

15' 3" x 13' 8" (4.65m x 4.17m) - Lounge Area - Double glazed window to the rear with pleasant outlook over the gardens, double glazed door to patio, radiator. Dining Area - 12' 0" x 8' 6" (3.66m x 2.59m) Double glazed window to the rear again enjoying a pleasant outlook, radiator.

### LARGE PRIVATE PATIO

A more than generous private patio area with glass surround and pleasant outlook.

### KITCHEN/BREAKFAST ROOM

12' 0" x 8' 2" (3.66m x 2.49m) Well fitted and equipped with an excellent range of wall and base units, one and a half bowl sink unit with drainer, integrated Bosch dishwasher below, further work surfaces with inset Belling electric hob and matching oven below, integrated fridge/freezer, range of wall units, breakfast bar, wall cupboards with glazed display cabinets, heated towel rail, tiled flooring and walls.

### BEDROOM ONE

13' 9" x 12' 0" (4.19m x 3.66m) Double glazed window to the front, radiator, built-in wardrobes with two double up and over storage cupboards, matching vanity table with drawers and matching cupboard with shelf and drawers.

### EN-SUITE BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) Double glazed window to the side, suite comprising panelled bath with wall mounted shower, low level w.c. and pedestal wash hand basin, radiator, tiled walls and flooring.

### BEDROOM TWO

12' 1" max x 10' 1" (3.68m x 3.07m) Double glazed window to the front aspect, double sliding wardrobe with hanging and shelving space.

### SHOWER ROOM

7' 10" x 6' 3" (2.39m x 1.91m) Suite comprising corner shower cubicle with wall mounted shower, wash hand basin inset in to vanity unit, and low level w.c. Tiled walls and flooring, heated towel rail.

### COMMUNAL GROUNDS

West Cliff Palms sits in generous, well tended grounds with areas of well manicured lawns and planting, sweeping driveway which leads to parking and on to the garages.

### GARAGE

Located to the rear with electric door.

### TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of 999 years  
 Maintenance - Most recent annual charge paid in December 2023, £2,669.24  
 Management Agent - Burns Hamilton

### COUNCIL TAX - BAND E