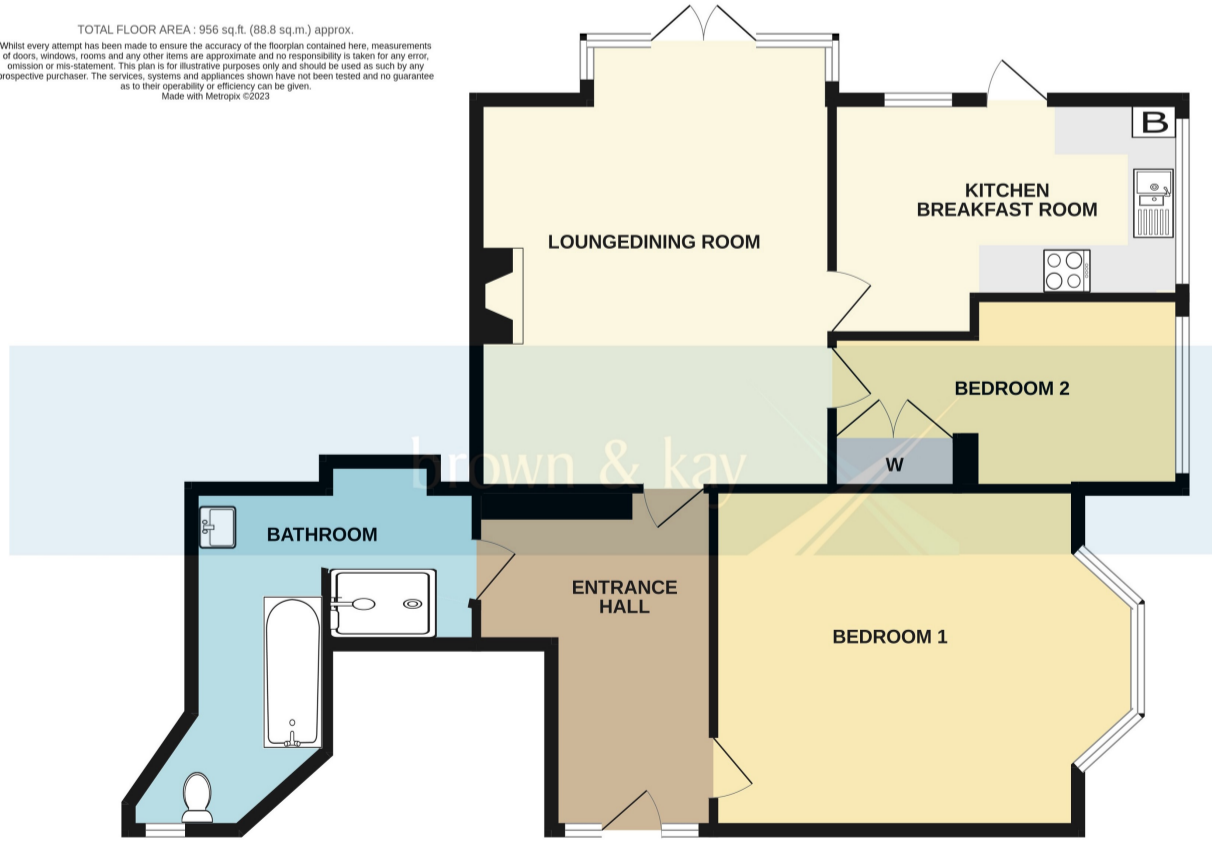




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	<b>70</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 956 sq.ft. (88.8 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.  
 Made with Metropix ©2023



**rightmove**  
find your happy

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

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 4 Westcliffe Lodge 4 McKinley Road, West Cliff, Dorset BH4 8AQ

£475,000

### The Property

Brown & Kay are delighted to market this truly stunning garden apartment which occupies a ground floor position to the rear of this imposing period building. This beautifully presented, two bedroom home retains many of its architectural features whilst blending a perfect mix of a tasteful interior with modern finishes. Particular features include an impressive living room with full width alcove window and French doors opening to the garden, a 17' master bedroom also with feature alcove bay window, and stylish four piece bathroom suite. Further enhancing this home is the fabulous private garden which enjoys a southerly aspect with established surround, large covered sun terrace and storage shed. With an allocated parking space, a share of the freehold and pets permitted subject to the terms of the lease, this would make a wonderful main home or holiday home alike.

The West Cliff is a highly sought after area moments from wooded Chine walks which meander directly down to miles upon miles of glorious sandy beaches, perfect for a relaxed paddle-boarding session or a refreshing dip. Take a leisurely stroll either way along the promenade to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne with its laid back ambiance is within a comfortable walking distance and there you can enjoy the eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

### AGENTS NOTE - PETS

Pets are permitted within the terms of the lease, we hold an extract on file please refer to our office or Rightmove (shown as an image).

### COMMUNAL ENTRANCE

Feature entrance with secure entry phone system.

### RECEPTION HALL

14' 1" x 8' 5" (4.29m x 2.57m) On entering the apartment you are greeted with a welcoming hallway with feature flooring.

### LIVING/DINING ROOM

19' 6" x 14' 9" (5.94m x 4.50m) An impressive room featuring high ceiling and full width, full height alcove glazing with French doors opening on to the garden, feature fire with surround and mantel, stripped wood flooring, two radiators.

### KITCHEN

15' 2" x 9' 1" (4.62m x 2.77m) Equipped with a range of wall and base units with work surfaces over, built-in oven and hob with canopy over, space and plumbing for appliances, space for breakfast table and chairs, wall mounted boiler.

### BEDROOM ONE

17' 9" x 14' 1" (5.41m x 4.29m) Featuring high ceiling and bay window with alcove, radiator.

### BEDROOM TWO

14' 6" x 8' 0" (4.42m x 2.44m) Double glazed window to the side, built-in wardrobe, radiator.

### STYLISH BATH/SHOWER ROOM

Four piece suite comprising panelled bath, wash hand basin, w.c. and step in shower cubicle with wall mounted shower. Feature panelling to half height with arch.

### SOUTHERLY FACING PRIVATE GARDEN

A fabulous addition to the home is the stunning, and more than generous private garden which enjoys a mature and established backdrop with a mix of trees, hedgerow and planting. Immediately abutting the home is a covered sun terrace which provides a generous space for alfresco entertaining, the paving wraps round to the side of the property with storage shed, the remainder is laid to a large area of lawn.

### ALLOCATED PARKING SPACE

An allocated parking space is conveyed with the apartment.

### SHARE OF FREEHOLD

Length of Lease - 999 years from 11th June 1997  
Maintenance - £787.50 is payable twice a year in March & September

### COUNCIL TAX - BAND TBC