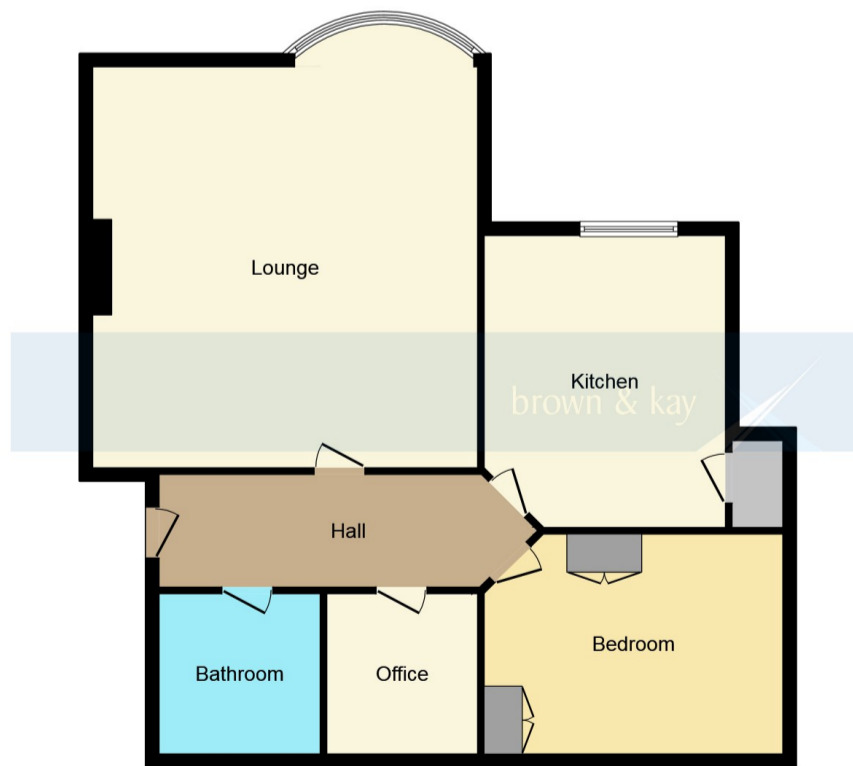




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



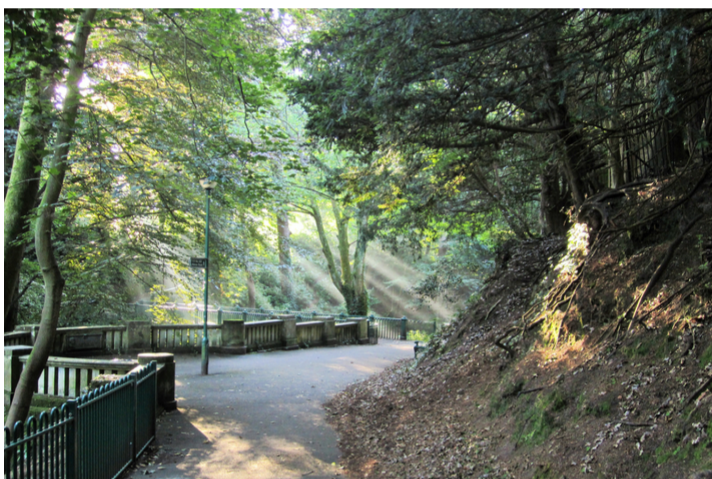
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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 3, Sherwood House 5 Denewood Road, WESTBOURNE BH4 8EB

£220,000

The Property

An exciting opportunity to purchase a character apartment ideally positioned within this cul-de-sac, moments from Chine walks and the vibrant village of Westbourne. The property sits on the first floor of this period building and affords bright and generously proportioned accommodation to include an expansive living room featuring a large bay window, good size bedroom, bright kitchen, a separate room ideal to set up a home office, and bathroom. Additionally, there is a parking space and a share of freehold making this a wonderful main home or holiday home alike.

The property enjoys a peaceful cul-de-sac setting whilst being conveniently located to take advantage of all the area has to offer. Moments from the apartment are leafy pathways which meander through the Chines directly to the beach, with golden sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The stylish village of Westbourne is a short level walk away and there you can enjoy the many eateries, cafe bars and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Transport options are also well served with bus services operating to surrounding areas and train stations at both Branksome and Bournemouth with links to London Waterloo.

AGENTS NOTE - HOLIDAY LETS & PETS

Pets - May be considered subject to permission (or refused on reasonable grounds) from fellow freeholders, alongside the usual terms of the lease.
Holiday Lets - Not permitted

COMMUNAL ENTRANCE HALL

Stairs to the first floor landing.

ENTRANCE HALL

Hatch to loft space with loft ladder access - spans the full floor area of the flat.

LIVING ROOM

18' 0" x 16' 2" (5.49m x 4.93m) A most generous and characterful living room featuring a large double glazed bay window to the rear aspect (fitted blinds to remain), radiator.

KITCHEN

10' 3" x 9' 4" (3.12m x 2.84m) A good size kitchen with high ceiling, fitted with a range of wall and base units with work surfaces over, dishwasher and washing machine to remain, space for cooker, space for free standing fridge/freezer, feature floor covering, UPVC double glazed window, door to storage cupboard.

BEDROOM

13' 10" x 8' 1" (4.22m x 2.46m) UPVC double glazed window, radiator, fitted wardrobes.

OFFICE SPACE

6' 4" x 5' 8" (1.93m x 1.73m) Front aspect UPVC double glazed window, radiator.

BATHROOM

Suite comprising panelled bath with glass shower screen, w.c. and wash hand basin.

PARKING

An allocated parking space is conveyed with the property.

TENURE - SHARE OF FREEHOLD

Length of Lease - 990 years from 29th September 1985

Service Charge - £70 per month

Sinking Fund - In Credit - We have not seen sight of any accounts

COUNCIL TAX - BAND B