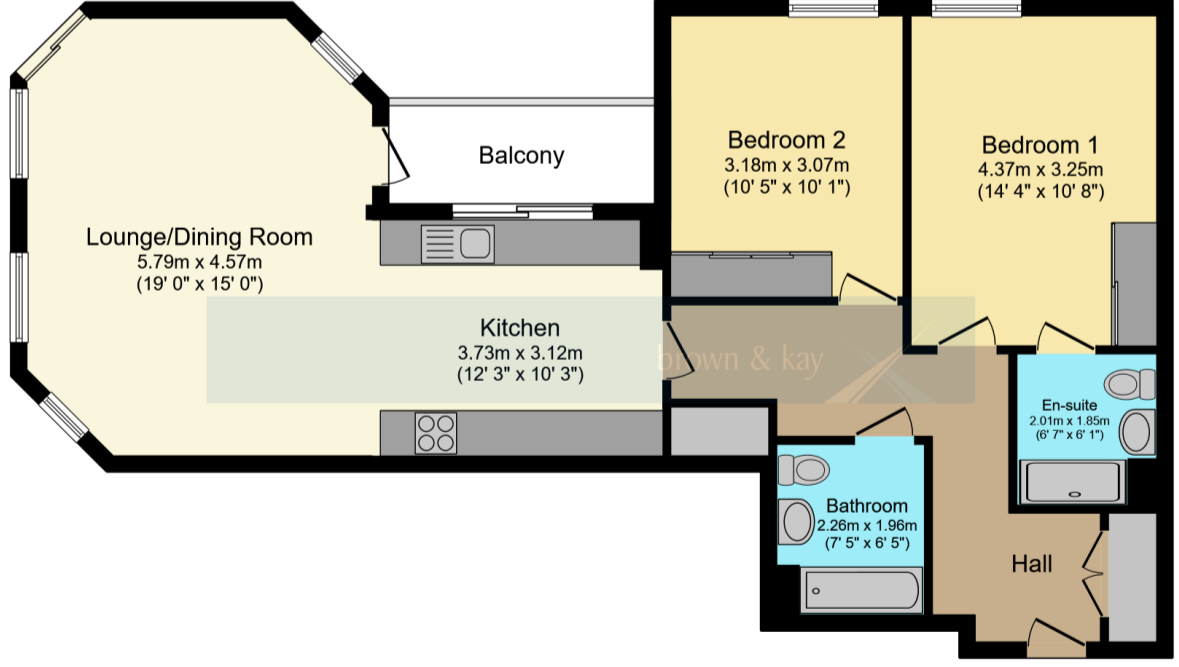




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan



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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

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 41, Hawthorne Court 11b West Cliff Road, WEST CLIFF BH2 5FA

£450,000

The Property

Step into luxury living with this stunning contemporary apartment situated just a two minute walk from golden sandy beaches. This modern retreat, having been constructed circa two years ago, affords a stylish and tastefully decorated interior with emphasis on lifestyle living. The thoughtfully considered layout boasts a fantastic open plan living/kitchen/dining - the kitchen is fully fitted with appliances and the living area features wrap around windows with lovely sea views on towards Old Harry Rocks, there is also a balcony to enjoy. Additionally there are two good size bedrooms, a principal bathroom and en-suite shower room for added comfort and convenience, and for parking, there is a secure undercroft space along with two secure bicycle storages for the use of residents. A share of the freehold is currently being purchased making this a wonderful prospect for anyone considering a holiday escape or main home alike.

Hawthorne Court is ideally positioned to take advantage of all the area has to offer with glorious beaches and miles upon miles of equally impressive promenade a moments stroll away. Also within a leisurely walk you will find the bustling town centre of Bournemouth with its comprehensive range of shopping facilities, leisure pursuits and many dining options as well as the beautifully manicured gardens and Bournemouth Pier beyond. In the opposite direction and with a more laid back vibe, you will find Westbourne with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Transport links are also readily available with bus services operating to surrounding areas and main line train station located at Bournemouth.

AGENTS NOTE - PETS & HOLIDAY LETS

Pets - We are advised pets are permitted (with permission), we haven't seen the terms of the lease - any prospective buyer with a pet must satisfy themselves fully before proceeding.
Holiday Lets - Not permitted.

COMMUNAL ENTRANCE HALL

With secure entry and lift to the fourth floor.

ENTRANCE HALL

A generous entrance hall with ample useful storage.

OPEN PLAN LIVING / KITCHEN / DINING

KITCHEN

12' 6" x 10' 3" (3.81m x 3.12m) A beautifully fitted kitchen equipped with a range of contemporary wall and base units with contrasting work surfaces and integrated appliances to include oven, hob, microwave, dishwasher and fridge/freezer.

LIVING/DINING

19' 9" x 15' 0" (6.02m x 4.57m) A fantastic room with wrap around feature windows where you can enjoy the incredible sea views and on towards Old Harry Rocks, there is ample space for a dining table and chairs. Door to the balcony.

BALCONY

12' 1" x 3' 10" (3.68m x 1.17m) With a pleasant outlook, an enjoyable outdoor space.

BEDROOM ONE

14' 4" x 10' 8" (4.37m x 3.25m) Fitted wardrobes, door through to the en-suite.

EN-SUITE SHOWER ROOM

Stylish shower room with shower cubicle, low level w.c. and wash hand basin. Complimentary tiling to walls and floor.

BEDROOM TWO

10' 5" x 10' 1" (3.17m x 3.07m) Fitted wardrobes.

BATHROOM

Again with a stylish finish, bath with screen and shower attachment, low level w.c. and wash hand basin. Complimentary tiling.

UNDER CROFT SECURE PARKING & BICYCLE STORAGE

There is an allocated parking space in the secure gated undercroft car park along with two bicycle storage areas for residents use.

AGENTS NOTE - BUILDERS WARRANTY

Please be advised there is the remainder of the builders warranty, circa 7/8 years.

TENURE

The current owners are in the process of purchasing a share of freehold so it will be sold with this in place.

Maintenance - £2,000.00 per annum

COUNCIL TAX - BAND D