



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(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

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 4, 50 Westbourne Park Road, WESTBOURNE, Dorset BH4 8HQ

Guide Price £220,000

The Property

Brown and Kay are delighted to market this two double bedroom, character top floor apartment situated in the sought after area of Alum Chine. The property is one of four flats situated in a detached character property and occupies the entire top floor. Offering two double bedrooms, the flat features a spacious lounge, kitchen/diner and a good size modern shower room. This apartment is being sold with no forward chain and will have a brand new 999 year lease upon completion - ideal lock up and go holiday home or main home alike, viewing recommended.

The property is situated in the popular area of Alum Chine only moments from Chine Walks which meander directly on to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The bustling village of Westbourne is also within walking distance and there you can enjoy the many cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS

In accordance with the lease, Schedule 5, The Regulations, as below
7. Not to keep any animal or bird (except small birds of any kind commonly kept in captivity) on the Property without the prior written consent of ALL FELLOW FREEHOLDERS, which consent may be revoked at any time.

AGENTS NOTE - AST LETS AND HOLIDAY LETS

Neither are permitted.

COMMUNAL ENTRANCE HALL

Entry phone system, stairs to the top floor.

ENTRANCE HALL

With doors to the following rooms, radiator.

LIVING ROOM

17' 0" x 10' 6" (5.18m x 3.20m) maximum measurements. Velux window plus UPVC double glazed window allowing plenty of natural light. Sloped ceiling with ceiling lights points and dado rail, double panelled radiator.

KITCHEN

11' 6" x 11' 5" (3.51m x 3.48m) maximum measurements. Velux window to the side plus UPVC double glazed window to the rear. Fitted with a mix of base and eye level units, integrated oven and induction hob with overhead extractor fan, freestanding washing machine and fridge/freezer, radiator.

BEDROOM ONE

16' 7" x 11' 11" (5.05m x 3.63m) maximum measurements. Sloping ceiling with light point, UPVC double glazed window to the front aspect, radiator, fitted wardrobe.

BEDROOM TWO

12' 8" x 8' 11" (3.86m x 2.72m) maximum measurements. Dual aspect room with UPVC double glazed window to the side and velux window to rear aspect, radiator, free standing wardrobe and chest of drawer storage, access to loft eaves.

SHOWER ROOM

Double length shower cubicle, w.c. and wash hand basin, radiator and heated towel rail, velux window to the front aspect.

PARKING SPACE

An allocated parking space is conveyed with the property.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years upon completion
Maintenance - £50 pcm

COUNCIL TAX - BAND C