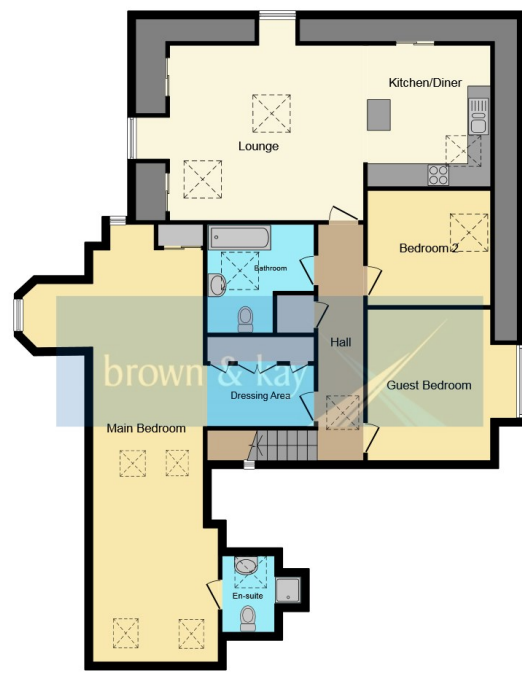




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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



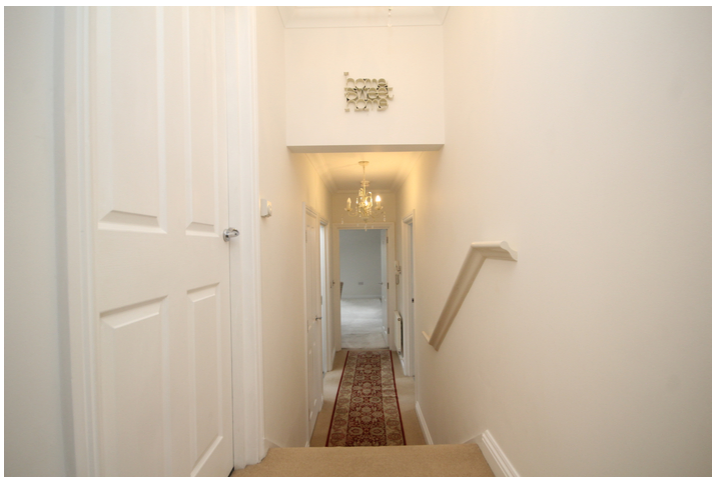
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or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

Guide Price £375,000

The Property

A beautifully beautifully penthouse style apartment situated in a fantastic location within walking distance of the bustling village of Westbourne and golden sandy beaches. The home affords generous accommodation with a blend of character and modern features to include three bedrooms, large open plan lounge/kitchen/dining room with the well appointed kitchen having a full range of appliances, en-suite shower room to the master bedroom, and family bathroom. Furthermore, there is an allocated parking space, a share of the freehold and no onward chain.

Well positioned on the golden grid being within level walking distance of Westbourne village which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall. Leafy Chine walks are also close by and there you can take a leisurely stroll directly down to award winning beaches and promenade which stretches to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other.

COMMUNAL ENTRANCE HALL

With secure entry system, stairs lead to the first floor landing with access to the apartment. Stairs up to:-

ENTRANCE HALL

20' 4" x 3' 3" (6.20m x 0.99m) Storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

16' 9" x 14' 8" (5.11m x 4.47m) Lounge area - Sash windows to the front and side velux window.

KITCHEN/DINING AREA

15' 4" x 9' 10" (4.67m x 3.00m) Beautifully appointed kitchen equipped with a range of wall and base units with granite work tops, integrated hob and oven, integrated fridge/freezer, inset dishwasher and washing machine, centre island unit with wood return table top with space for chairs.

BEDROOM ONE

35' 3" x 16' 1" (10.74m x 4.90m) into dressing area narrowing to 7'10 excluding recess for wardrobes, radiator.

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, low level w.c. and wash hand basin inset in to vanity unit.

BEDROOM TWO

13' 4" x 11' 9" (4.06m x 3.58m) Side window, access to eaves storage, radiator.

BEDROOM THREE

10' 10" x 8' 1" (3.30m x 2.46m) Side window, eaves storage, radiator.

FAMILY BATHROOM

Suite comprising panelled bath, wash hand basin with vanity unit, low level w.c.

OUTSIDE

Victoria House occupies well maintained communal grounds which are laid to lawn with shrub borders.

PARKING

Allocated parking space, visitor parking is available subject to availability.

PETS & HOLIDAY LETS

We are advised the above are not permitted within the terms of the lease.

TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from September 2008
Maintenance - Current service charge is £4,150.00 to pay for outside decorations but due to be reduced to £2,400 at the end of this year/January 2023.

COUNCIL TAX - BAND C