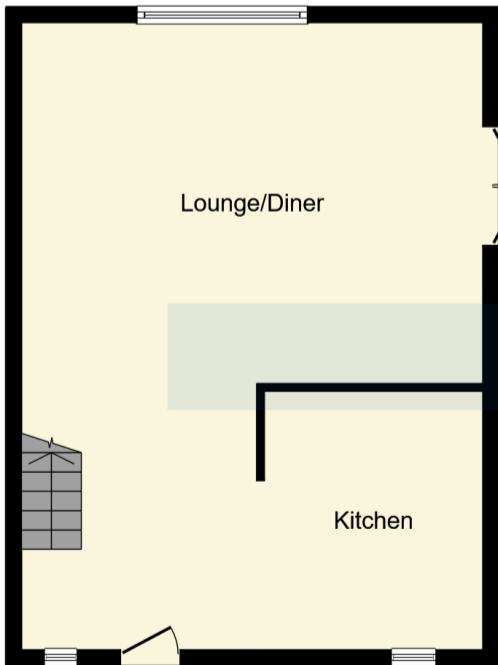
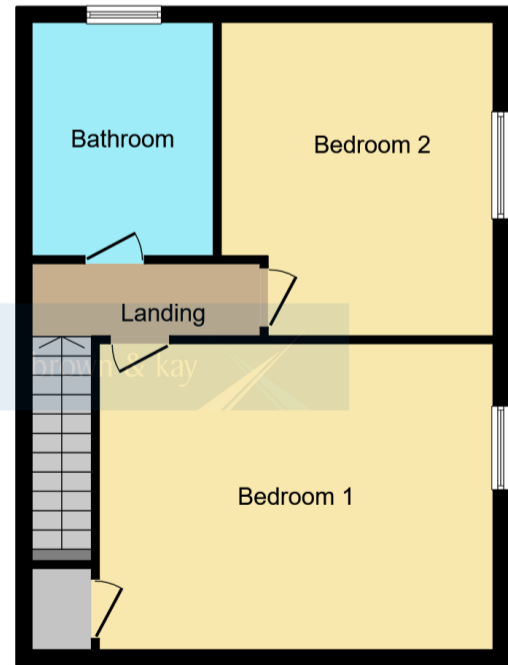




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

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



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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



6 Flat 4, Westbourne Park Lodge, Westbourne Park Road, WESTBOURNE BH4 8HG

£330,000

The Property

Brown and Kay are pleased to market this well presented ground and first floor maisonette home situated in the sought after area of Westbourne within walking distance of the beach. The property boasts well arranged accommodation with benefits to include your own private entrance, fitted kitchen, lounge with pleasant outlook, and on the first floor you will find two bedrooms and shower room. A particular feature of the home is the lovely garden to the rear which is arranged with ease of maintenance in mind.

The property enjoys a great location ideally positioned to take advantage of all the area has to offer. The bustling village of Westbourne is within walking distance and offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy beaches and promenade stretch to Bournemouth and beyond in one direction and the famous Sandbanks in the other, are also within comfortable reach.

PRIVATE ENTRANCE

The property benefits from its own private entrance.

LOUNGE/DINING ROOM

14' 7" x 12' 4" (4.45m x 3.76m) A lovely room with pleasant outlook through the double glazed doors which open on to the private garden, double glazed window to the side, two radiators, wood effect flooring, understairs cupboards with space for tumble dryer and freezer.

KITCHEN

7' 9" x 6' 0" (2.36m x 1.83m) Well fitted and equipped with a range of wall and base units with contrasting work surfaces over and complimentary tiling, space for under counter fridge, washing machine and dishwasher, inset gas hob, electric fan oven, cupboard housing boiler, stairs to the first floor, window.

FIRST FLOOR LANDING

Doors to the following rooms:-

BEDROOM ONE

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed window to the rear aspect, radiator, wardrobes.

BEDROOM TWO

11' 0" x 7' 3" (3.35m x 2.21m) Double glazed window to the rear aspect, radiator, wardrobes.

SHOWER ROOM

Suite comprising low level shower tray with wall mounted shower, low level w.c. and wash hand basin, frosted window to the side aspect, heated towel rail.

PRIVATE GARDEN

A particular feature of the home is the delightful garden, patio area immediately abuts the rear of the property, steps up to further garden area which is arranged for ease of maintenance, garden shed to remain, fenced surround with private side access gate.

PARKING

An off road parking space is conveyed with the property.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 98 years remaining
 Maintenance - £721.50 per annum
 Buildings Insurance - £520.03 per annum
 Parking - Allocated Off Road Parking Space
 Holiday Lets - Not Permitted

AST -

Pets - *Please see lease image (shown within images on our website and Rightmove) - buyers with a pet must satisfy themselves fully in this regard before proceeding.
 Utilities - Mains electric, gas and water
 Drainage - Mains drainage
 Broadband - Refer to ofcom website
 Mobile Signal - Refer to ofcom website
 Council Tax - Band C
 EPC Rating - C (71)