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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market this lovely two bedroom apartment located on the ground floor of this modern development. This well presented home boasts many features such as underfloor heating, a generous living/dining room with double glazed doors to the terrace, open plan well fitted kitchen with integrated appliances, an en-suite shower room for added comfort and convenience, and there is also the benefit of a parking space. Whether you are looking for a permanent or second home close to the beach, this wonderful apartment is a must see!

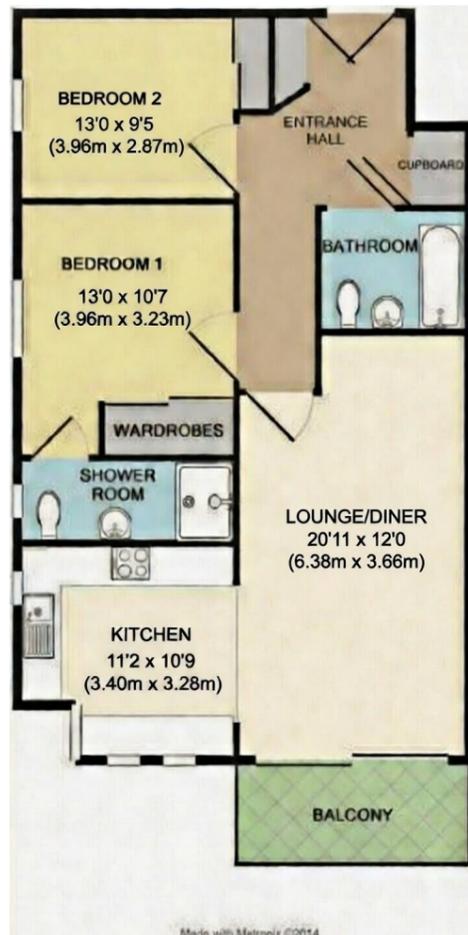
The Lighthouse occupies a fantastic position moments from Durley Chines beaches with miles upon miles of impressive sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The vibrant town centre of Bournemouth is within walking distance and there you can indulge in the many restaurants, shopping and leisure amenities and Westbourne which has a more laid back vibe and an electric mix of cafe bars and boutique shops, as well as high street names such as Marks and Spencer food hall, is also within comfortable reach. The area is also well served with transport links to include main line rail station at Bournemouth and bus services which operate to surrounding areas.

MATERIAL INFORMATION

Tenure - Leasehold
 Length of Lease - 125 years from 2008
 Service Charge - £2,339.35 for the half year for 2026 this includes Buildings Insurance and upkeep of the garden areas plus the UNDERFLOOR HEATING, HOT WATER and SEWAGE
 Pets and Holiday Lets - Neither are permitted
 Ground Rent - £350 per annum for the first 30 years
 Management Agent - Burns Hamilton
 Council Tax Band-D
 Utilities – Mains Electric, Mains Gas, Mains Water
 Drainage – Mains Drainage
 Broadband – Refer to Ofcom website
 Mobile Signal – Refer to Ofcom website
 EPC- C

KEY FEATURES

- NO FORWARD CHAIN
- MOMENTS FROM THE BEACH
- GROUND FLOOR APARTMENT
- OPEN PLAN LIVING
- ENCLOSED TERRACE
- WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE SHOWER ROOM
- PARKING SPACE
- CLOSE TO WESTBOURNE &



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