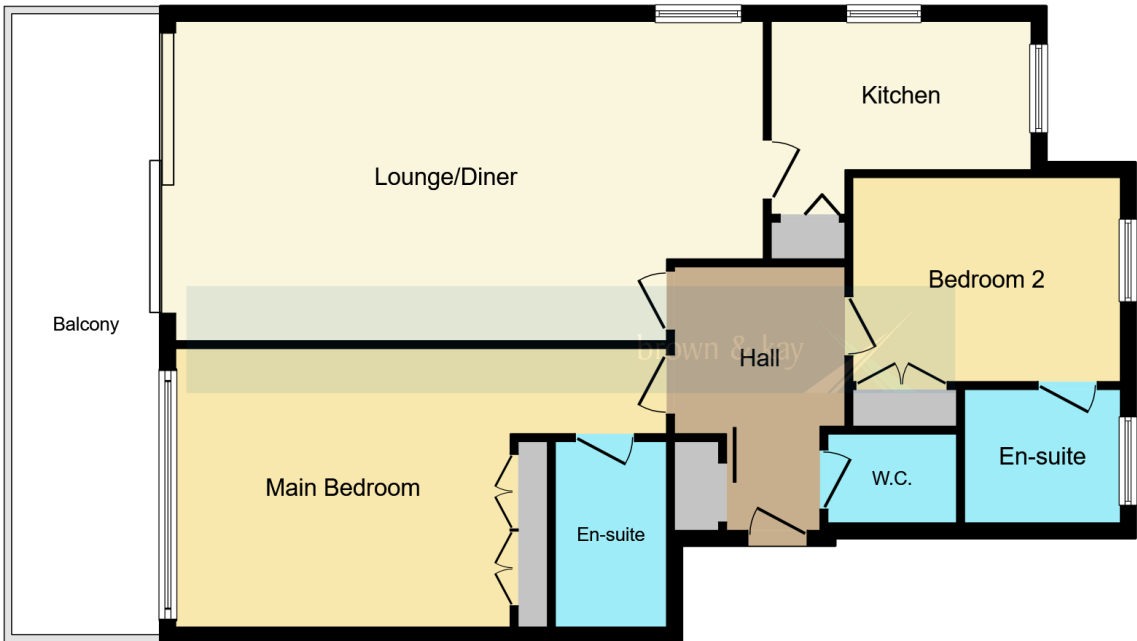




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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

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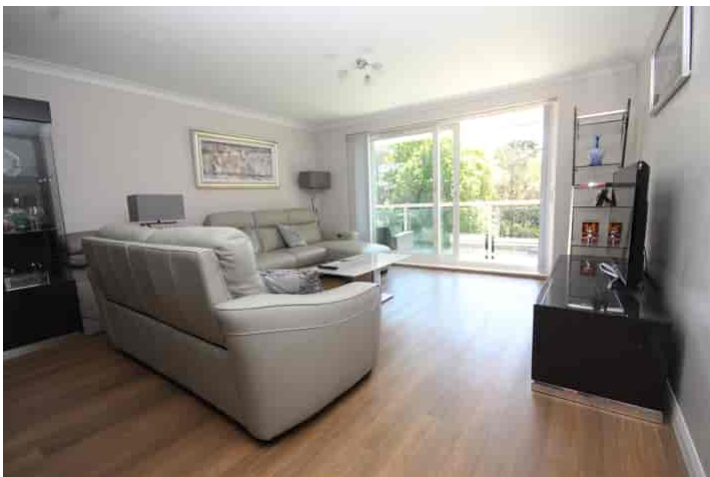
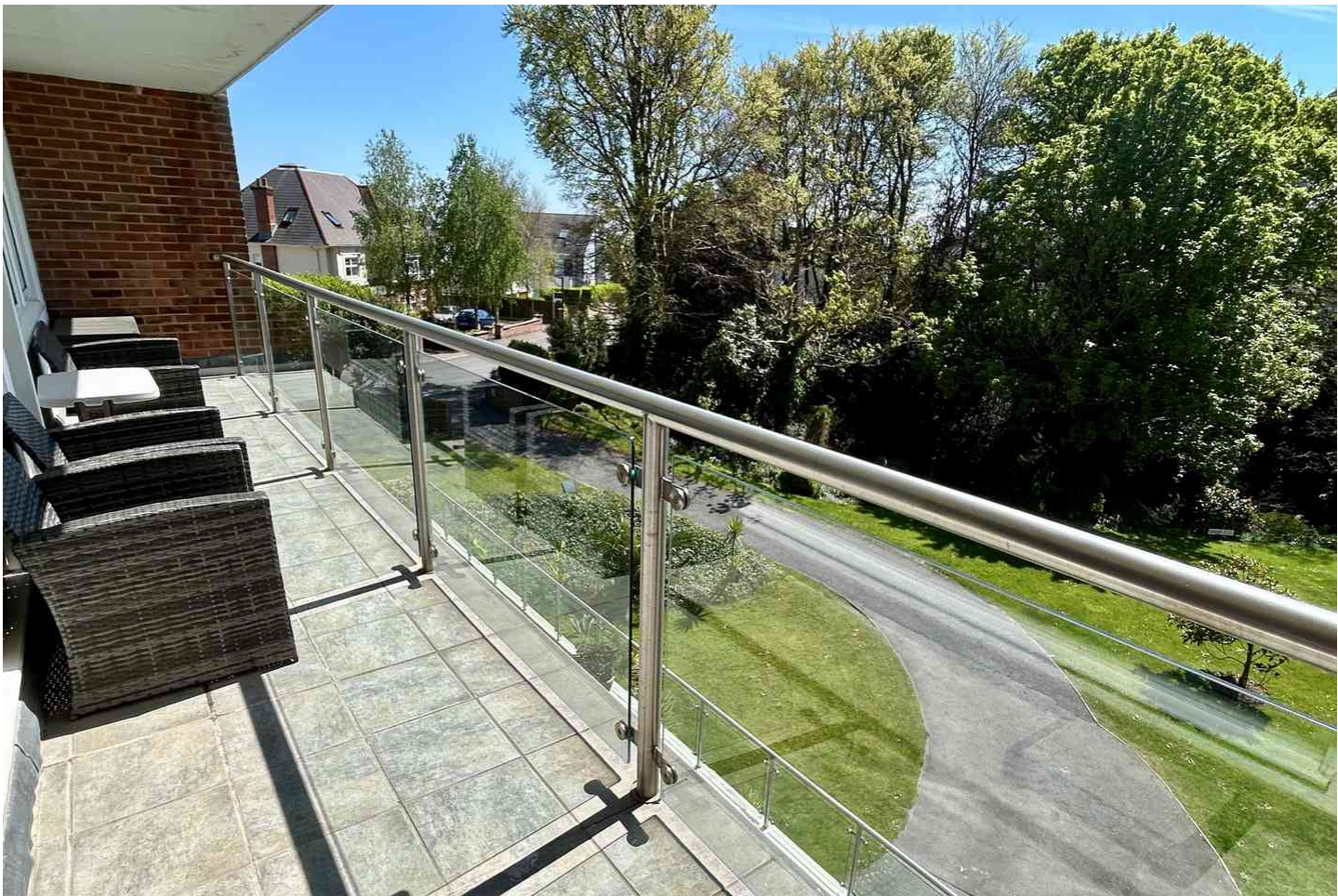
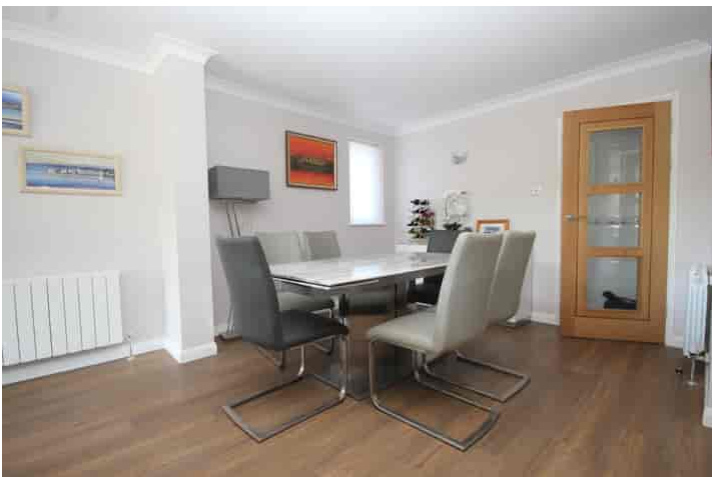
**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves 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.

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Flat 34, Viewpoint, 9 Sandbourne Road, ALUM CHINE BH4 8JR

£435,000

**The Property**  
\*\*\*NO FORWARD CHAIN\*\*\* Located in the prime residential area of Alum Chine moments from the beach is this beautifully presented two bedroom apartment. Enjoying a second floor position, this lovely home features a generous southerly aspect balcony, a spacious 27' living/dining room, a beautifully appointed kitchen with integrated appliances, and two bedrooms both with en-suites. Additionally, there are well tended communal grounds with swimming pool, a secure underground parking space, and together with no forward chain this home would make an excellent property choice, whether it be a main home or secure lock up and leave holiday home.

Viewpoint occupies a fantastic position in this highly desirable area ideally located to take advantage of all the area has to offer. Within strolling distance there are glorious sandy beaches with miles upon miles of equally impressive promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. Explore in the opposite direction and you will find yourself in the heart of Westbourne with its laid back atmosphere and abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

- COMMUNAL ENTRANCE HALL**  
Secure entry system, lift to the second floor.
- ENTRANCE HALL**  
Doors to the following rooms:-
- LIVING/DINING ROOM**  
27' 1" x 14' 9" (8.26m x 4.50m) Rear aspect UPVC double glazed patio door to the balcony.
- SOUTHERLY ASPECT BALCONY**  
A particular feature of the apartment is the lovely balcony with pleasant outlook over the communal gardens.
- KITCHEN**  
10' 11" x 7' 0" (3.33m x 2.13m) Well appointed and newly fitted kitchen equipped with a range of wall and base units with complementary work surfaces over, built-in electric hob and oven, integrated fridge/freezer, dishwasher and washing machine.
- BEDROOM ONE**  
16' 1" x 12' 11" (4.90m x 3.94m) Rear aspect UPVC double glazed window, radiator, door to the en-suite bathroom.
- EN-SUITE BATHROOM**  
Suite comprising bath, wash hand basin and w.c. Towel rail.
- BEDROOM TWO**  
10' 7" x 9' 8" (3.23m x 2.95m) Rear aspect UPVC double glazed window, radiator, built-in wardrobe, door to the en-suite shower room.

- EN-SUITE SHOWER ROOM**  
Suite comprising shower cubicle, w.c. and wash hand basin.
- COMMUNAL GROUNDS & SWIMMING POOL**  
Viewpoint sits in well maintained communal grounds with swimming pool and pathway leading to the beach.
- SECURE UNDERGROUND PARKING**  
The apartment benefits from an allocated parking space, bay 48.
- MATERIAL INFORMATION**  
Tenure - Share of Freehold  
Length of Lease - 950 years remaining on lease  
Service Charge - £843.46 per quarter, £3,373.84 per annum  
Management Agent - To be confirmed  
Pets & Holiday Lets - Neither are permitted  
Parking - Secure Underground Parking Space  
Utilities - Mains Electric, Gas & Water  
Drainage - Mains Drainage  
Broadband - Refer to ofcom website  
Mobile Signal - Refer to ofcom website  
Council Tax - Band E  
EPC Rating - C