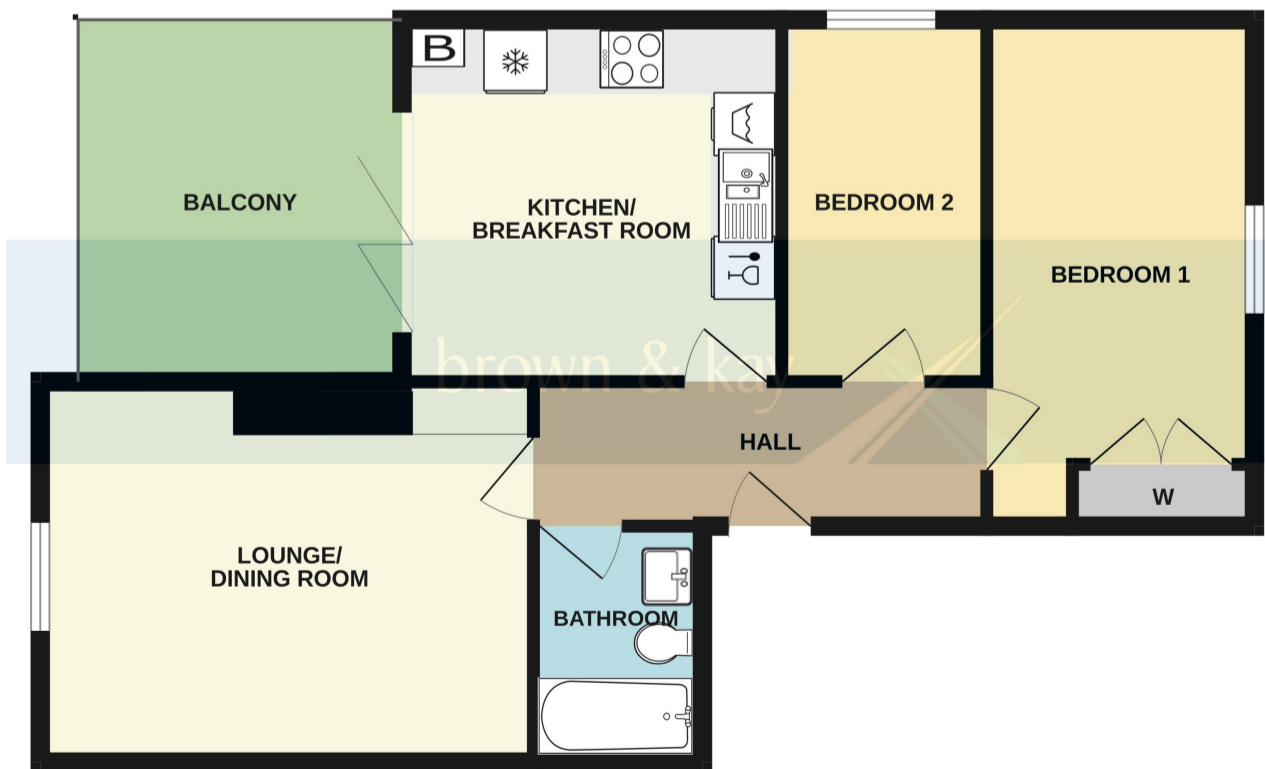




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 570sq.ft. (53.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 4 Studley Towers 1 Crosby Road, ALUM CHINE BH4 8JB

£350,000

### The Property

Occupying a super position moments from the beach, this pet-friendly apartment offers a unique blend of style, comfort, and convenience. Impeccably presented, this first floor character home showcases stunning features throughout - from its charming architectural details and timeless appeal, to its modern amenities. The stylish and tastefully decorated interior, with emphasis on lifestyle living, boasts a sleek, fully integrated kitchen with bifold doors opening on to your own private sun deck, plus a generous lounge with feature fireplace, two bedrooms and contemporary bathroom. Additionally, there is an allocated parking space and a share of the freehold making this a wonderful main home purchase or holiday home alike.

The property is extremely well situated in this highly desirable and sought after location - embrace coastal living just a stroll away, with miles upon miles of impressive beaches and promenade stretching to Bournemouth town centre and beyond in one direction, and the famous Sandbanks in the other. Leafy Chine walks are also but a short walk away and also within comfortable reach is the bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with usual high street names such as Marks and Spencer food hall. Explore a little further and you will find spectacular gardens and great golf to be enjoyed at Parkstone golf Club.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets - Not permitted

Pets - Pets will be considered and subject to agreement, under licence.

### COMMUNAL ENTRANCE

Secure entry system, feature staircase leads to the first floor.

### ENTRANCE HALL

Storage cupboard.

### LOUNGE

15' 0" x 11' 7" (4.57m x 3.53m) Featuring high ceilings, cornicing and picture rail, fireplace with matching hearth and mantel, period style radiator, storage cupboard and bookcase shelving, front aspect window.

### KITCHEN/BREAKFAST ROOM

11' 4" x 10' 8" (3.45m x 3.25m) A particular feature of the home is the stunning contemporary kitchen with full width bifold doors opening on to the sun deck, and in contrast, exposed brick work to one wall. Beautifully equipped and fully integrated with appliances, range of wall and base units with under wall unit lighting and complimentary work surfaces, inset Neff gas hob with matching oven below and filter above, integrated fridge/freezer, Zanussi washer/dryer and Neff dishwasher, housing with microwave, inset one and a half bowl sink unit, space for table and chairs.

### SUN DECK

Step out onto your private timber sun deck, the perfect setting for enjoying the coastal breeze, soaking up the sun, or hosting gatherings with family and friends.

### BEDROOM ONE

14' 9" max x 8' 6" (4.50m x 2.59m) Featuring high ceiling, cornicing and picture rail, period style radiator, double opening wardrobe with matching double cupboard above, window to the rear aspect.

### BEDROOM TWO

11' 2" x 6' 2" (3.40m x 1.88m) Featuring high ceiling, cornicing and picture rail, period style radiator, double glazed window to the side.

### BATHROOM

7' 0" x 5' 2" (2.13m x 1.57m) Contemporary bathroom, bath with tiled side, mixer taps, wall mounted shower with additional overhead 'rainfall' shower, inset w.c., wash hand basin inset into vanity unit with drawers under, tiled walls, heated towel rail, ceiling with spotlights, tiled flooring.

### PARKING

Allocated parking space.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years, length of years to be advised

Service Charge - £80.00 per month including Buildings Insurance, communal cleaning and communal electricity. Management Agent - Self Managed

### COUNCIL TAX - BAND C