



HEARNES

WHERE SERVICE COUNTS

A spacious two double bedroom ground floor apartment set in the premier Branksome Dene Chine location, only moments from the award-winning sandy beaches and seafront, whilst being a short distance from the ever-popular Westbourne High Street which offers a wide range of boutique shops, bars and restaurants. The property presents an excellent opportunity for improvement and refurbishment, making it ideal for those wishing to create a home to their own specification in one of the area's most desirable coastal positions.

The development is accessed via a secure entry phone system with a well-maintained communal hallway leading to the entrance of the apartment. On entering the property, a welcoming hallway provides access to all rooms, with accommodation comprising a generously sized living/dining room with direct access onto a private terrace enjoying a pleasant outlook over the communal gardens. The kitchen is separate and offers scope to be remodelled and modernised, with the potential to create a more contemporary open-plan layout if desired.

Both bedrooms are generous doubles with fitted wardrobes, served by their own ensuite bath/shower rooms, which also offer clear potential for updating. Additional storage is provided via a useful cupboard and utility area.

Externally, the property is set within immaculately maintained communal gardens and benefits from one secure underground allocated parking space as well as visitor parking. Residents enjoy use of a heated communal swimming pool and the rare advantage of direct access from the development onto Branksome Dene Chine leading down to the beach.

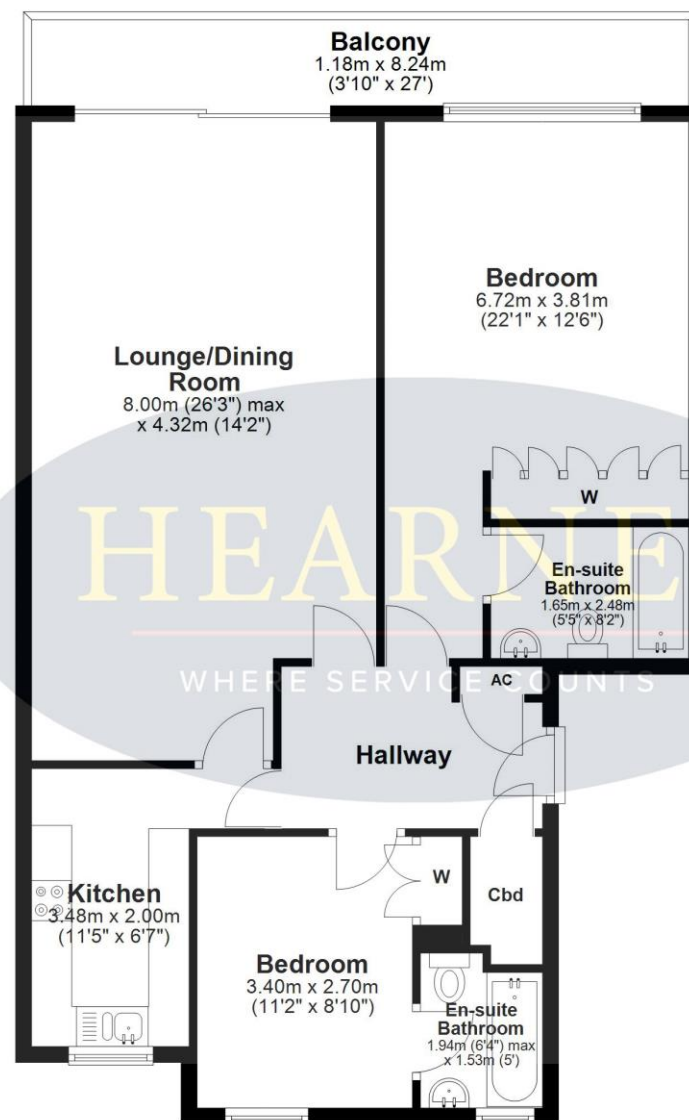
Share of freehold – 949 years remaining on the lease Maintenance – Approx. £3,427 per annum (including reserve fund, building, garden and swimming pool maintenance)

Council Tax Band: E EPC Rating: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Approx. 89.8 sq. metres (966.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.

