



brown & kay

£250,000
Flat 5, 53 West Cliff Road, WEST CLIFF, Dorset BH4 8BA





find your happy



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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



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THE PROPERTY

Brown and Kay are pleased to market this two bedroom character apartment ideally located moments from the Chine with pathways leading directly to the beach! Positioned on the ground floor this home boasts a well fitted kitchen with appliances which opens on to the living room plus two bedrooms, a bathroom alongside a separate w.c. A particular feature of the home are the double doors from the living room giving direct access on to the private courtyard. Additionally, there is gas central heating, a share of the freehold and with the benefit of two allocated parking (tandem) spaces this would make an excellent property purchase.

The property occupies a super position a stone's throw from leafy pathways which meander through the Chine directly down to glorious sandy beaches with miles upon miles of impressive promenade stretching from the famous Sandbanks to the bustling town of Bournemouth and beyond. Also within comfortable walking distance is the village of Westbourne, renowned for its coffee bar scene, boutique shops and diverse mix of restaurants as well as the usual high street names to include Marks and Spencer food hall. The area is also well catered for with bus services operating to surrounding areas and main line train stations with links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Share of Freehold, 999 years from 1st July 2017
- Service Charge - £697 payable per 6 months with £150 to reserve fund - £1,694.00 in total per annum.
- Management Agent - Hawks Estates
- Pets - Our client (has a cat) has advised pets are permitted with prior permission
- Holiday Lets - Not permitted
- Parking - Two allocated parking (tandem) spaces
- Utilities - Mains Electricity, Gas & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band B
- EPC Rating - D

KEY FEATURES

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LIVING ROOM WITH ACCESS TO COURTYARD GARDEN
- WELL FITTED KITCHEN
- BATHROOM PLUS SEPARATE W.C.
- TWO PARKING (TANDEM) SPACES
- STONES THROW FROM CHINE WALKS
- WALKING DISTANCE TO WESTBOURNE AND THE BEACH
- TENURE - SHARE OF FREEHOLD
- GAS CENTRAL HEATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(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
Floor area 721 sq.ft.

Total floor area: 721 sq.ft.

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