



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2013



rightmove
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 Woodview Lodge 84 West Cliff Road, ALUM CHINE BH4 8BG

Offers Over £290,000

The Property

NO FORWARD CHAIN Brown & Kay are delighted to offer for sale this spacious 2 double bedroom first floor apartment, yards from Westbourne village and Alum Chine walkway leading down to the beach. Accommodation includes large lounge/diner with feature window, balcony, master en-suite, kitchen and family bathroom, there is also parking and a share of the freehold.

Woodview is well positioned to take advantage of all the area has to offer, literally a stones throw from the property is a pathway which meanders through the leafy Chine directly on to golden sandy beaches, with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Walk the other way and you will find the stylish village of Westbourne with its wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. The area is also well served with bus services operating to surrounding areas and train stations located at both Branksome and Bournemouth.

AGENTS NOTE - PETS AND HOLIDAY LETS

Holiday Lets - Not permitted.

Pets - Pets are considered subject to prior approval from the fellow freeholders, in accordance with the terms of the lease.

SECURITY ENTRY SYSTEM TO ENTRANCE LOBBY

DOOR TO COMMUNAL ENTRANCE HALL
Security phone

FEATURE RETURN STAIRS TO FIRST FLOOR

DOOR TO FLAT ENTRANCE HALL
Video phone entry system

LOUNGE/DINER

20' 2" x 14' 6" (6.15m x 4.42m) Single glazed rectangular bay window with pleasant outlook towards the Chine, space for table and chairs, radiator, double glazed door to SPACIOUS SUN DECK.

SUN DECK/TERRACE

Good size with sunny aspect

KITCHEN

10' 6" x 7' 2" (3.20m x 2.18m) 2 side aspect windows, excellent range of wall and base units with integrated hob and oven, space and plumbing for washing machine, wall mounted gas boiler, space for fridge/freezer, further wall cupboards, sink drainer.

BEDROOM ONE

15' 8" x 10' 6" (4.78m x 3.20m) Front and side aspect windows, double sliding wardrobes with

EN-SUITE

Side aspect window, low level W.C., wash basin, corner shower cubicle with wall mounted shower, radiator, tiled walls.

BEDROOM TWO

13' 4" x 9' 3" (4.06m x 2.82m) Rear aspect window with pleasant outlook, built-in double and two single wardrobes, radiator.

BATHROOM

Side aspect window, low level W.C, wash basin, panelled bath with mixer taps, tiled walls, radiator

COMMUNAL GROUNDS

Woodview Lodge occupies a super position backing on to The Chine, there is also a small area to the rear where you can sit and enjoy the outside.

OUTSIDE

Allocated parking space

SHARE OF FREEHOLD

Length of Lease - 999 years from and including 29th September 1999
Management Agent - Right2Manage

MAINTENANCE

£140 per month.

COUNCIL TAX BAND D