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





THE PROPERTY

Brown and Kay are delighted to present this exceptionally spacious two/three bedroom ground floor apartment, ideally positioned on the sought-after Golden Grid of Westbourne and within easy walking distance of the area's renowned sandy beaches. This versatile home offers a flexible layout, with similar apartments in the building configured as three bedrooms, whilst currently benefiting from a particularly generous lounge/dining space. A standout feature is its triple-aspect position (north, south and west elevations), allowing natural light to flow through the property throughout the day, with a southerly-facing balcony providing an ideal spot to enjoy the sun. Further highlights include a rarely found large entrance hallway, excellent built-in storage, two well-proportioned double bedrooms, a modern fitted kitchen, four-piece bathroom, and an additional cloakroom. The apartment is set within well-maintained communal gardens, and also benefits from a garage and visitor parking. Offered with no forward chain, this is a superb opportunity in a prime coastal location.

Clive Court enjoys a pleasant position on the highly desirable Golden Grid ideally situated to take advantage of all the area has to offer. Within walking distance you will find the vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you will find leafy walks through the Chine which take you directly onto the beach and golden sandbanks in the other. The area is surrounded by trees and greenery, with a variety of activities at nearby locations.

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
64	74

England, Scotland & Wales

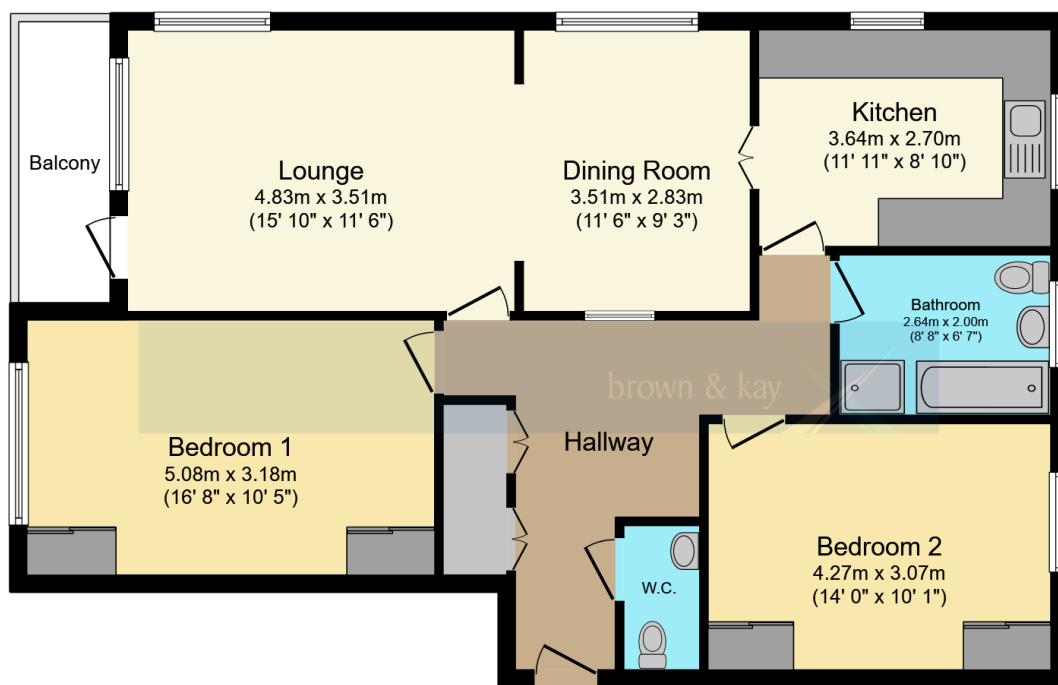
MATERIAL INFORMATION

Personal Quote - "I've lived here for five years and absolutely loved the position of the flat - you can walk to the beach, Westbourne is easily accessible on foot, and the neighbours in the block are genuinely friendly. I'm only selling as I've moved closer to London for work."

- Tenure - Share of Freehold
- Length of Lease - 979 years remaining.
- Service Charge - £1480 per annum.
- Management Agent - To be confirmed.
- Holiday Lets and Pets - Not Permitted.
- Parking - Garage
- Utilities - Mains Electricity, Gas, Water and Drainage
- Broadband and Mobile Signal - Refer to Ofcom website
- Council Tax - B

KEY FEATURES

- NO FORWARD CHAIN
- GROUND FLOOR
- LARGE LOUNGE / DINER
- SOUTHERLY ASPECT TERRACE
- TWO DOUBLE BEDROOMS (POTENTIAL FOR THREE)
- SEPARATE MODERN KITCHEN
- FOUR PIECE BATHROOM PLUS ADDITIONAL CLOAKROOM
- NEW BOILER TO BE INSTALLED
- GARAGE



Ground Floor
Floor area 86.9 sq.m. (936 sq.ft.)

Total floor area: 86.9 sq.m. (936 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