



brown & kay

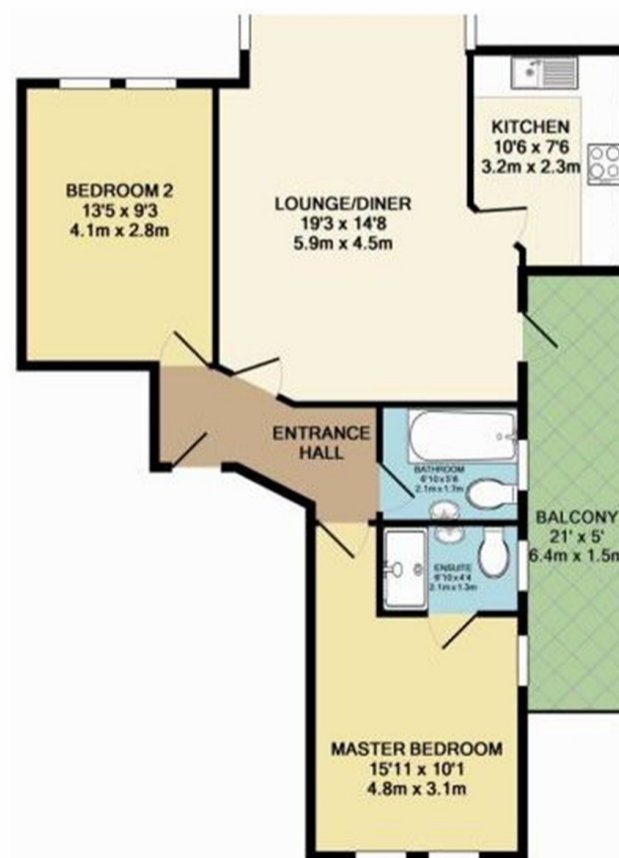
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TOTAL APPROX. FLOOR AREA 696 SQ. FT. (64.6 SQ.M.)

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.  
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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 Woodview Lodge 84 West Cliff Road, WESTBOURNE BH4 8BG

**£335,000**

### 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 - To be advised  
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