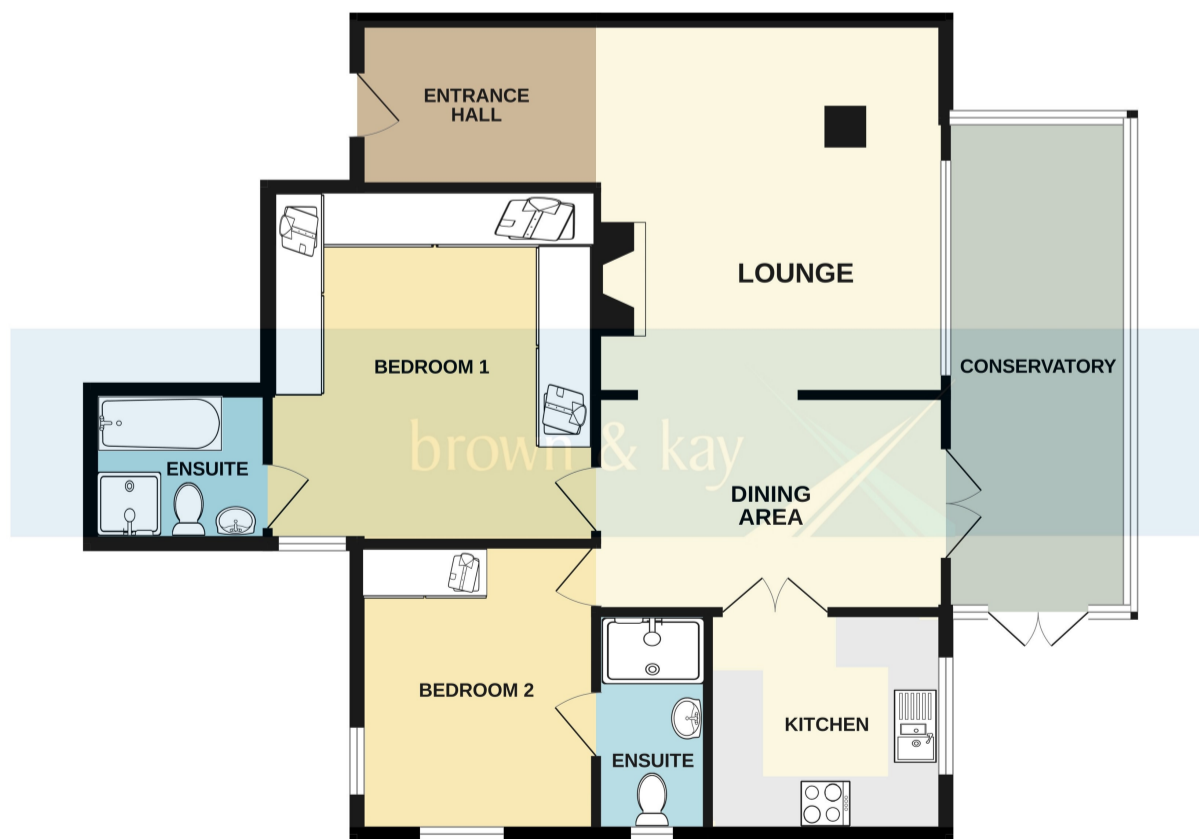




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 969sq. ft. (90.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 2, 4 Haydon Road, BRANKSOME PARK, Dorset BH13 6JB

£370,000

The Property

Situated in the highly desirable area of Branksome Park just a moments walk from glorious sandy beaches. This two bedroom apartment occupies a ground floor position within this character property and whilst in need of some modernisation, the home has much to offer. In brief, there is a most generous living/dining room with conservatory off, and two en-suites. There is a private patio accessed off the conservatory, plus a lovely lawned garden to the rear for the use of the residents.

The property sits in a prime position within strolling distance of miles upon miles of impressive sandy beaches with promenade which stretches to Southbourne and beyond in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. Westbourne with its laid back vibe and eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is also closeby.

COMMUNAL ENTRANCE

Secure entry system and hardwood door through to the communal entrance, door to the ground floor apartment.

ENTRANCE HALL

Opening through to the lounge/dining room.

LOUNGE/DINING ROOM

23' 9" x 15' 1" (7.24m x 4.60m) UPVC double glazed window to the rear aspect, radiator, feature fireplace with hearth and surround.

KITCHEN

9' 4" x 8' 5" (2.84m x 2.57m) Fitted with a range of wall and base units with roll edge work surfaces, space and plumbing for washing machine, built-in four point gas hob with electric oven below, space for tall standing fridge/freezer, rear aspect UPVC double glazed window.

CONSERVATORY

20' 1" x 7' 8" (6.12m x 2.34m) Of brick and UPVC construction, radiator, door opening to the rear garden.

BEDROOM ONE

13' 1" x 11' 4" (3.99m x 3.45m) up to built-in wardrobes. UPVC double glazed window, radiator, extensive range of fitted bedroom furniture comprising wardrobes, drawers and overhead storage.

EN-SUITE BATH & SHOWER ROOM

Shower cubicle, bath, wash hand basin and low level w.c. UPVC double glazed frosted window.

BEDROOM TWO

Front and side aspect UPVC double glazed windows, radiator.

EN-SUITE SHOWER ROOM

Shower cubicle, low level w.c. and wash hand basin.

PRIVATE PATIO

A private patio adjoins the property with direct access from the conservatory.

GROUNDS

The property sits on a mature established plot with large area of lawn for the use of the residents to the rear of the property.

PARKING SPACE

TENURE - SHARE OF FREEHOLD

Length of Lease - Circa 950 years remaining

Maintenance - As and when

Management Agent - Self Managed

COUNCIL TAX - BAND C