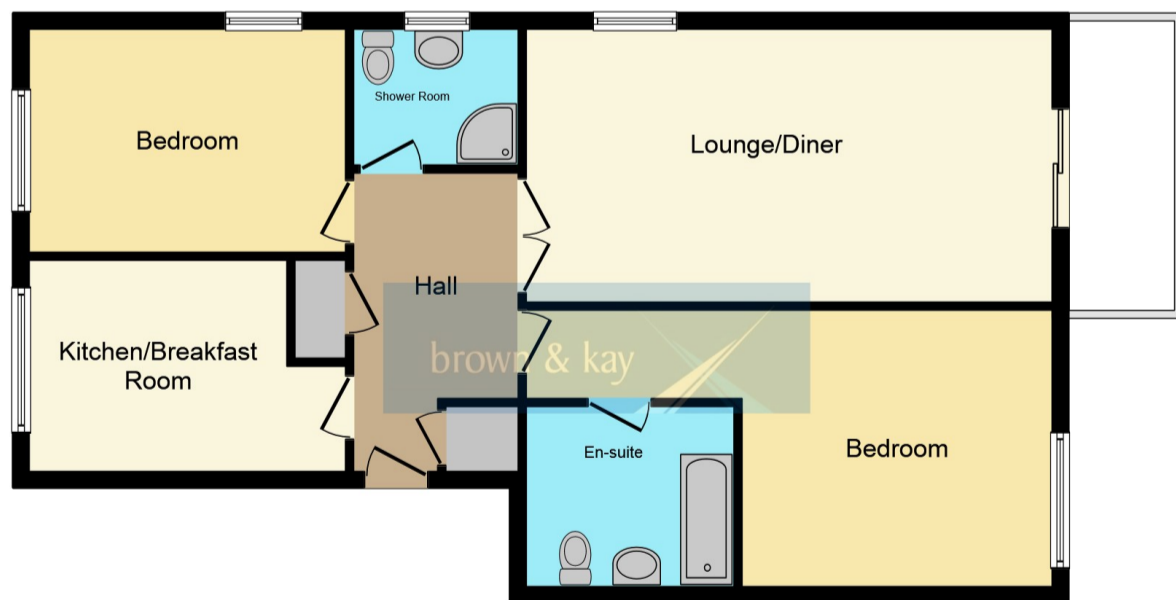




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
82.0 sq. m. (883 sq. ft.)

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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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 5, Beaufort House 39 West Cliff Road, WEST CLIFF, Dorset BH4 8AW

£340,000

The Property

Located on the sought after West Cliff moments from Chine walks which meander to sandy beaches is this two double bedroom apartment. The home, positioned on the top floor, enjoys bright and generously proportioned accommodation having been subject to many upgrades by the current owner. Benefits include a 19' lounge/dining room with balcony off which enjoys a southerly aspect, well fitted kitchen/breakfast room, bedroom one with en-suite bathroom, bedroom two which is also of a good size, and shower room. Furthermore, there is a garage to the rear, a share of freehold and well maintained communal grounds.

Occupying a fantastic position on the West Cliff being with walking distance of leafy walks through the Chine which meander down to golden sandy beaches, perfect for a paddle boarding session or a refreshing dip. You can take a stroll along the miles of promenade which stretch to Bournemouth in one direction, and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The bustling village of Westbourne is also close by and there you can enjoy the abundance of cafe bars, restaurants and boutique shops together with the usual high street names to include Marks and Spencer food hall.

COMMUNAL ENTRANCE HALL

With secure entry system, stairs to the second (top) floor.

ENTRANCE HALL

Good size hallway with two very useful storage cupboards.

LOUNGE/DINING ROOM

19' 10" x 11' 4" (6.05m x 3.45m) A bright and generous lounge/dining room with access to the Balcony, radiator.

SOUTH FACING BALCONY

A generous balcony with ample room for table and chairs, enjoying a pleasant outlook.

KITCHEN/BREAKFAST ROOM

13' 0" x 8' 10" (3.96m x 2.69m) Well fitted kitchen equipped with a range of wall and base units with contrasting work surfaces, integrated dishwasher, built-in electric oven, gas hob with canopy over, inset single drainer sink unit with double glazed window to the rear aspect above, space for washing machine, Worcester Bosch boiler.

BEDROOM ONE

21' 7" maximum measurement x 14' 4" (6.58m x 4.37m) Range of built-in wardrobes, double glazed window overlooking the front aspect.

EN-SUITE BATHROOM

Suite comprising panelled bath, wash hand basin and low level w.c.

BEDROOM TWO

13' 3" x 9' 3" (4.04m x 2.82m) Range of built-in wardrobes, double glazed window to the rear aspect.

SHOWER ROOM

Suite comprising shower cubicle, wash hand basin and low level w.c.

GARAGE

A garage is conveyed with the property and is located in a block to the rear together with visitors parking.

COMMUNAL GROUNDS

Beaufort House sits in beautifully tended communal grounds.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 17th September 2007

Service Charge - £145 monthly (to rise by £5 in July)

COUNCIL TAX - BAND E