



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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







THE PROPERTY

Brown and Kay are delighted to market this exceptionally spacious two bedroom apartment situated in the sought after area of Branksome Park. The home occupies a fourth floor position and offers generously proportioned accommodation to include a spacious lounge with access to a Westerly facing balcony, separate dining area, well fitted kitchen, two double bedrooms, bathroom and shower room. Additionally, there is a garage conveyed with the apartment and a share in the freehold.

Sunset Lodge is well positioned to take advantage of a level walk in to the bustling 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. Regular bus services which operate to surrounding areas are also readily available as is Branksome train station. Glorious sandy beaches with miles upon miles of impressive promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other are also closeby.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Length of Lease - To be confirmed
- Service Charge - £3,300.00 per annum
- Management Agent - Burns Hamilton
- Pets & Holiday Lets - Not permitted
- Utilities - Mains Gas, Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band E
- EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- FOURTH FLOOR APARTMENT
- SOUGHT AFTER LOCATION
- 18' LOUNGE & 12' DINING AREA
- BATHROOM AND SHOWER ROOM
- WESTERLY FACING BALCONY
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- GARAGE
- SHARE OF FREEHOLD

TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	76	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		