



Ground Floor

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## Flat 1, Alverton Hall 33 West Cliff Road, WEST CLIFF BH4 8AY

£325,000

### The Property

Brown and Kay are pleased to offer for sale this generous two bedroom ground floor apartment with the benefit of having no forward chain. The home, whilst now requiring some updating, enjoys a south westerly aspect terrace together with a 22' lounge, garage and a share of the freehold.

The property is located in a sought after position being within walking distance of Chine walks which meander directly down to glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne is also close by and offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Local main line rail station with direct links to London Waterloo is also within close proximity.

### COMMUNAL ENTRANCE

Secure entry system through to the communal entrance hall, door through to the apartment.

### LOUNGE/DINING ROOM

22' 11" x 12' 11" (6.99m x 3.94m) Generous size lounge with ample room for dining table, dual aspect windows overlooking the gardens, patio door which leads to a good size south west facing terrace.

### TERRACE

15' 2" x 10' 11" (4.62m x 3.33m) Enjoying a pleasant, south westerly aspect.

### KITCHEN

13' 1" x 7' 10" (3.99m x 2.39m) Fitted with a range of base and eye level units with work surfaces, space for appliances, large window.

### BEDROOM ONE

14' 0" x 12' 6" (4.27m x 3.81m) South facing aspect overlooking gardens, radiator, built-in wardrobes.

### BEDROOM TWO

14' 3" x 9' 11" (4.34m x 3.02m) Radiator, built-in wardrobes.

### WET ROOM

4' 9" x 4' 6" (1.45m x 1.37m) Shower with screen.

### BATHROOM

Panelled bath, wash hand basin and w.c.

### GROUNDS

Alverton Hall occupies well maintained communal grounds.

### GARAGE

A garage is conveyed with the property.

### TENURE - SHARE OF FREEHOLD

Length of Lease -

Maintenance -

### AGENTS NOTE

Please be advised that we are not able to have these details approved by the owner of the property.

### COUNCIL TAX - BAND D