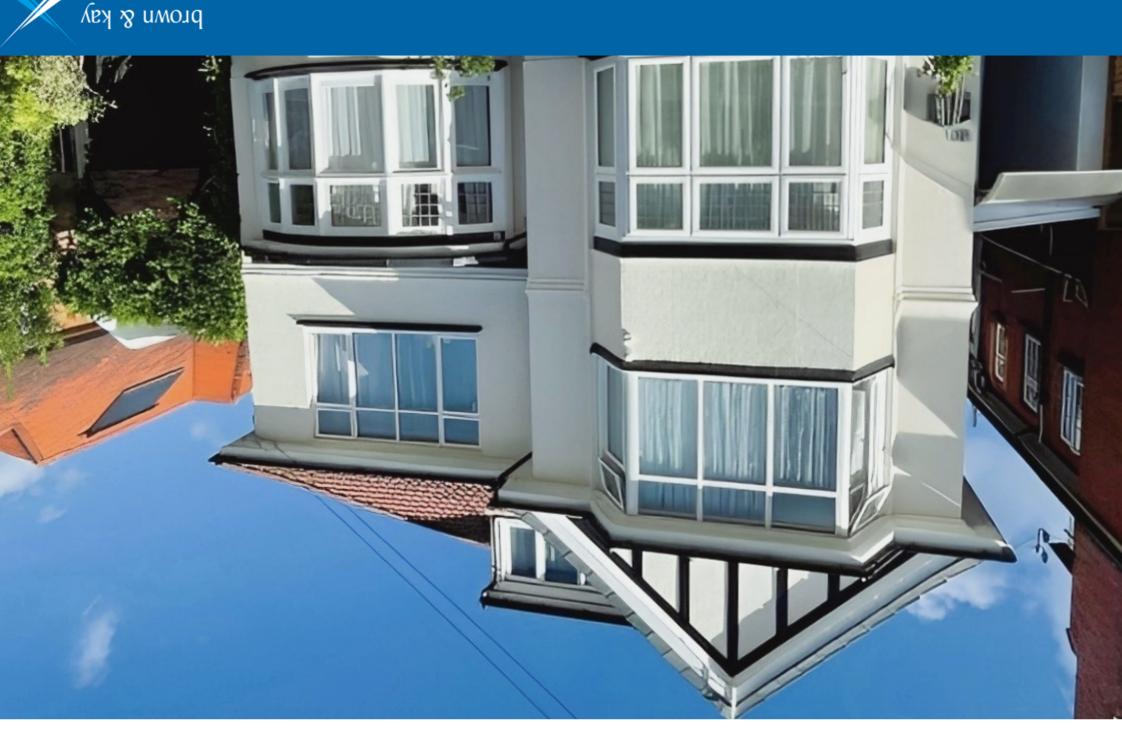
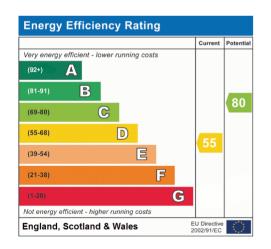
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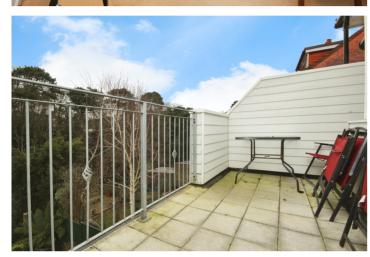
DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by 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.















Flat 5, Fenn Lodge, 11 Rosemount Road, ALUM CHINE BH4 8HB

£255,000

The Property

Brown and Kay are pleased to market this two bedroom apartment located moments from picturesque Chine walks directly to golden sandy beaches. This home enjoys a first floor position within this character building and boasts generous accommodation to include an open plan living/kitchen/dining room, bedroom one with an ensuite shower room, bedroom two and bathroom. Additionally, there is a balcony to enjoy outside living and together with an allocated parking space and no forward chain this would make an excellent property choice, whether it be a main home or lock up and leave holiday home.

Fenn Lodge enjoys a super position moments from leafy Chine walks which meander directly to miles upon miles of sandy shores with promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The trendy village of Westbourne with its eclectic mix of coffee bars, restaurants and boutique shops together with the usual high street names is also within comfortable reach. The area is also well catered for with bus services operating to surrounding areas and train stations located at nearby Branksome and Bournemouth town centre.

DOOR TO FEATURE ENTRANCE FOYER

Feature return stairs lead to first floor.

DOOR TO APARTMENT AND OPEN PLAN LIVING/DINER

20' 9" x 13' 7" (6.32m x 4.14m) Double glazed rear window with views and back drop over Alum Chine, space for table and chairs, space for living room furniture, wall mounted heater, door to Balcony with views towards Alum Chine.

KITCHEN

10' 6" x 8' 4" (3.20m x 2.54m) Double glazed rear window with outlook towards Alum Chine, range of wall and base cupboards, work top with inset electric hob, matching oven, integrated dishwasher, integrated fridge and freezer, integrated washer/dryer. Double glazed side window, cupboard housing tank and fusebox.

BEDROOM ONE

13' 3" x 11' 1" (4.04m x 3.38m) Double glazed bay window to rear with outlook to Alum Chine, wall mounted heater.

EN-SUITE

Wash hand basin, low level WC, shower cubicle with wall mounted shower, heated towel rail

BEDROOM TWO

12' 11" x 8' 3" (3.94m x 2.51m) Double glazed side window, heater

FAMILY BATHROOM

Panelled bath, wall mounted shower, shower screen, pedestal wash hand basin, low level WC

OUTSIDE-ALLOCATED PARKING

MATERIAL INFORMATION

TENURE-SHARE OF FREEHOLD

MAINTENANCE 1/6TH SHARED AS AND WHEN

GROUND RENT-NO

PETS-SUBJECT TO PRIOR WRITTEN CONSENT NO HOLIDAY LETS

COUNCIL TAX BAND- B

EPC RATING-D

MAINS SERVICES FOR WATER AND SEWERAGE GAS-NO

ELECTRIC-YES AND PANELLED HEATING BROADBAND AND PHONE-PLEASE ENQUIRE FURTHER