



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	77
(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	

TOTAL FLOOR AREA: 1042 sq.ft. (96.9 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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Flat 3, Earlswood, 21 Clarendon Road, WESTBOURNE BH4 8AL

Guide Price £325,000

The Property

Brown and Kay are pleased to market this two double bedroom ground floor apartment located on the sought after Golden Grid of Westbourne. The property occupies a super position within the development with a sunny, south westerly aspect and affords generous and well proportioned accommodation throughout. In brief, the home has many benefits to include a spacious hallway with deep storage cupboard, a more than generous lounge/dining room with access to a private terrace/patio, fitted kitchen, two double bedrooms - one with en-suite shower room, and main bathroom. Furthermore, there is a lovely section of lawn (communal) which runs alongside the property, this offers a good degree of privacy and is an ideal spot to sit and enjoy with easy access direct from your terrace.

Earlswood is well positioned being within level walking distance of the highly desirable village of Westbourne which offers a 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. Leafy Chine walks meander directly down to miles upon miles of impressive sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other.

AGENTS NOTE - PETS / HOLIDAY LETS

We are advised that pets and holiday lets are not permitted within the terms of the lease.

COMMUNAL ENTRANCE

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

ENTRANCE HALL

13' 4" max x 10' 11" (4.06m x 3.33m) Double sliding cupboard door with deep storage space.

LOUNGE/DINING ROOM

18' 0" x 13' 0" (5.49m x 3.96m) Double glazed window to the side, double glazed door to private terrace/patio, two radiators, fireplace with matching hearth.

KITCHEN/BREAKFAST ROOM

12' 10" x 8' 1" (3.91m x 2.46m) Double glazed window to the side overlooking the gardens. Well fitted with a range of base and wall units, work surfaces with inset four ring gas hob with pan drawer below, space and plumbing for washing machine, unit housing AEG cooker, cupboard housing Worcester boiler, pantry style cupboard, space for table and chairs.

BEDROOM ONE

16' 2" x 11' 10" (4.93m x 3.61m) Double glazed window to the side, double opening wardrobe with hanging and shelving space, radiator.

EN-SUITE SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m) Double glazed window, suite comprising pedestal wash hand basin, low level w.c. and corner shower cubicle with wall mounted shower, tiled walls and heated towel rail.

BEDROOM TWO

14' 2" max x 10' 2" (4.32m x 3.10m) Double glazed window, double opening wardrobe with hanging and shelving space, radiator.

BATHROOM

6' 10" x 5' 10" (2.08m x 1.78m) Double glazed window, panelled bath, wash hand basin and low level w.c, radiator, tiled walls.

COMMUNAL GARDENS

Earlswood occupies well maintained grounds which are laid to lawn with shrub borders, the garden extends to the side of the development and can be enjoyed via direct access from your terrace.

GARAGE

16' 3" x 9' 0" (4.95m x 2.74m) Electric up and over door, lighting.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 year lease was purchased in January 2005, as of January 2024 the length remaining will be 980 years
Maintenance - For the current period (April 2023 to April 2024) is £2,300 payable in two instalments April and October (£1,150.00)

COUNCIL TAX - BAND D