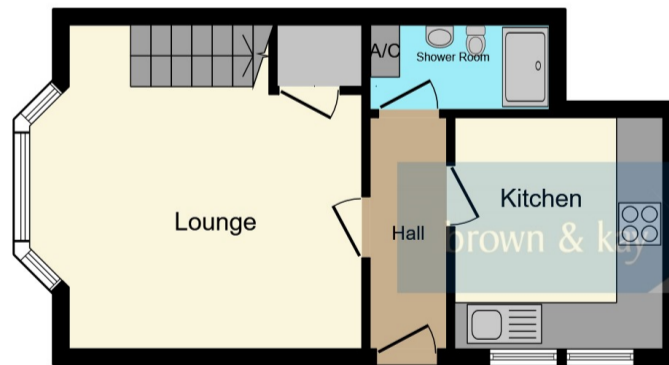




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
Floor area 31.6 sq.m. (341 sq.ft.) approx



First Floor
Floor area 23.5 sq.m. (253 sq.ft.) approx



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

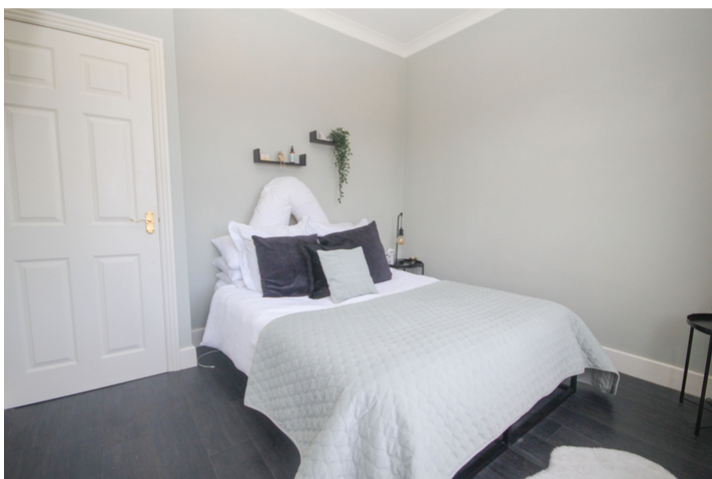
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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2, Westbourne Park Lodge 6 Westbourne Park Road, WESTBOURNE BH4 8HG Guide Price £315,000

The Property

This maisonette is well decorated and appointed throughout and would make an ideal second or main home. The property is pet friendly which should someone have a dog is ideal for walking along to the beaches via the picturesque chine walks or footpaths. The promenade enables access along the beach front to either Bournemouth centre or along in the opposite direction to the famous Sandbanks beach with its variety of water sport activities.

Road and rail links are well provided for with main line train stations at Bournemouth and Poole which lead East towards Southampton and London and the opposite direction to Weymouth and South West.

Private door to Entrance Hall

Lounge/Diner

13' 9" x 12' 7" (4.19m x 3.84m) Double glazed feature bay window to the front, radiator, space for table and chairs, understairs storage cupboard, stairs to first floor.

Kitchen

9' 7" x 9' 0" (2.92m x 2.74m) Double glazed windows, beautifully appointed kitchen with range of wall and base units, integrated appliances, feature parquet flooring, recently installed combi boiler

Ground floor shower room

Newly installed suite with shower cubicle, low level WC, wash hand basin.

Stairs from lounge/diner to first floor landing

Bedroom One

10' 5" x 9' 7" (3.17m x 2.92m) Double glazed windows, built in wardrobes with sliding doors, radiator.

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m) Double glazed window, radiator

Bathroom

Panelled bath, low level WC, wash hand basin, tiled walls.

Outside

There is a private rear garden with the property accessed via a secure gate. There is a seating area and a lockable shed.

Parking-There is an allocated parking space to the front of the building

Tenure-Share of Freehold

Council Tax Band C