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## THE PROPERTY

Brown and Kay are delighted to market this well presented two bedroom apartment located in the highly sought after area of Alum Chine, yards from award winning sandy beaches. This lovely home enjoys a ground floor position within this character building and standout features include a 16' lounge/dining room with access to your own terrace with space for table and chairs, perfect for some outside living, and an impressive dual aspect main bedroom featuring a bay window. A fitted kitchen, bathroom and second bedroom complete the home and with the added benefit of a recent re-decoration, new carpets, an allocated parking space, and no forward chain makes this an ideal purchase for a first time buyer or buy to let investor.

The property is situated in a fantastic position to take advantage of all the area has to offer with glorious golden sandy shores moments from your door, with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne, renowned for its cafe bar scene, is close by and also offers an eclectic mix of restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. With transport in mind, the area is well served with bus services operating to surrounding areas and train stations at nearby Branksome and Bournemouth with links to London Waterloo.

## MATERIAL INFORMATION

Tenure - Leasehold  
 Length of Lease - 150 years from 31st March 2004, circa 129 years remaining  
 Ground Rent - £150 for the period 01.04.25 - 31.03.26  
 Service Charge - £660.50 for the period 24.03.25 - 28.09.25  
 Management Agent - Asset Property Management  
 Pets & Holiday Lets - Neither are permitted  
 Parking - Allocated parking space  
 Utilities - Mains Electricity, Gas & Water  
 Drainage - Mains Drainage  
 Broadband - Refer to ofcom website  
 Mobile Signal - Refer to ofcom website  
 Council Tax - Band B  
 EPC Rating - D

## KEY FEATURES

- NO FORWARD CHAIN
- CHARACTER BUILDING
- GROUND FLOOR APARTMENT
- YARDS TO BEACHES
- CLOSE TO WESTBOURNE VILLAGE
- TWO BEDROOMS
- SOUTHERLY ASPECT TERRACE
- ALLOCATED PARKING SPACE
- TENURE - LEASEHOLD
- COUNCIL TAX - BAND B

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



Floor Plan  
 Floor area 697 sq.ft.

Total floor area: 697 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io