



FLAT 12, THE CHINES 43 ALUM CHINE ROAD, WESTBOURNE BH4 8DN

£150,000

- NO FORWARD CHAIN
- LOUNGE WITH DIRECT ACCESS TO PATIO
- GENEROUS BEDROOM WITH WARDROBES
- GROUND FLOOR RETIREMENT APARTMENT
- WELL FITTED KITCHEN
- WALKING DISTANCE TO WESTBOURNE



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

Brown and Kay are delighted to market this lovely one bedroom ground floor flat situated within this sought after retirement development. The home boasts many benefits to include direct access to a patio area from the lounge, a well fitted kitchen, generous bedroom with fitted wardrobes and a wet room. Offered with no forward chain, this is a must see home!

ENTRANCE HALL

Storage cupboard.

LOUNGE

17' 0" x 10' 3" (5.18m x 3.12m) Rear aspect window and door on to small patio area, storage heater, electric fire.

KITCHEN

7' 3" x 7' 0" (2.21m x 2.13m) Well fitted kitchen with an excellent range of wall and base units, built-in four point electric hob and electric oven, integrated dishwasher, integrated fridge/freezer.

BEDROOM

13' 8" x 8' 11" (4.17m x 2.72m) Front aspect UPVC double glazed window, electric heater, fitted wardrobes and drawer units.

WET ROOM

Shower, wash hand basin and w.c.

TENURE - LEASEHOLD

Length of Lease - 92 years

Maintenance -

Ground Rent -

Management Agent -

COUNCIL TAX - BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	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	



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