

Pencraig  
40 Lindsay Road, Westbourne BH13 6AZ  
£165,000 Leasehold

**MAYS**  
ESTATE AGENTS





## About the Property

Whilst the property does require some work, you can immediately see the potential of this apartment when you enter the private hallway. The hallway gives independent access to all rooms and there are two useful storage cupboards. The living/dining room is dual aspect and leads to a South facing balcony that overlooks the communal gardens.

The kitchen is a good size for a one-bedroom apartment and has a window facing the front. The double bedroom has built in wardrobes and the window overlooks the rear gardens. There is a bathroom with an adjacent w/c.

There are communal gardens to the front and rear and residents parking at the front.

A superb opportunity for buyers looking to put their own stamp on a property that enjoys a highly convenient location.

Tenure: Leasehold 999 years from March 1972

Service Charge: Approx £2,500 per annum

Council Tax Band: B

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops. Alum Chine is also within walking distance, of seven miles of award-winning, blue-flag, sandy beaches. Also conveniently located to give access to the dual carriageway and excellent public transport links.



## Key Features

- Communal entrance hallway with elevator and stairs
- Living/dining room
- Double bedroom with built in wardrobes
- Balcony overlooking gardens
- Refurbishment opportunity
- Private entrance hallway with storage
- Kitchen
- Bathroom and separate w/c
- Communal grounds
- Centrally located close to Westbourne Village

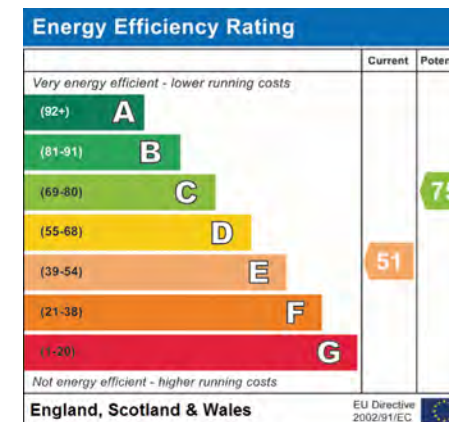
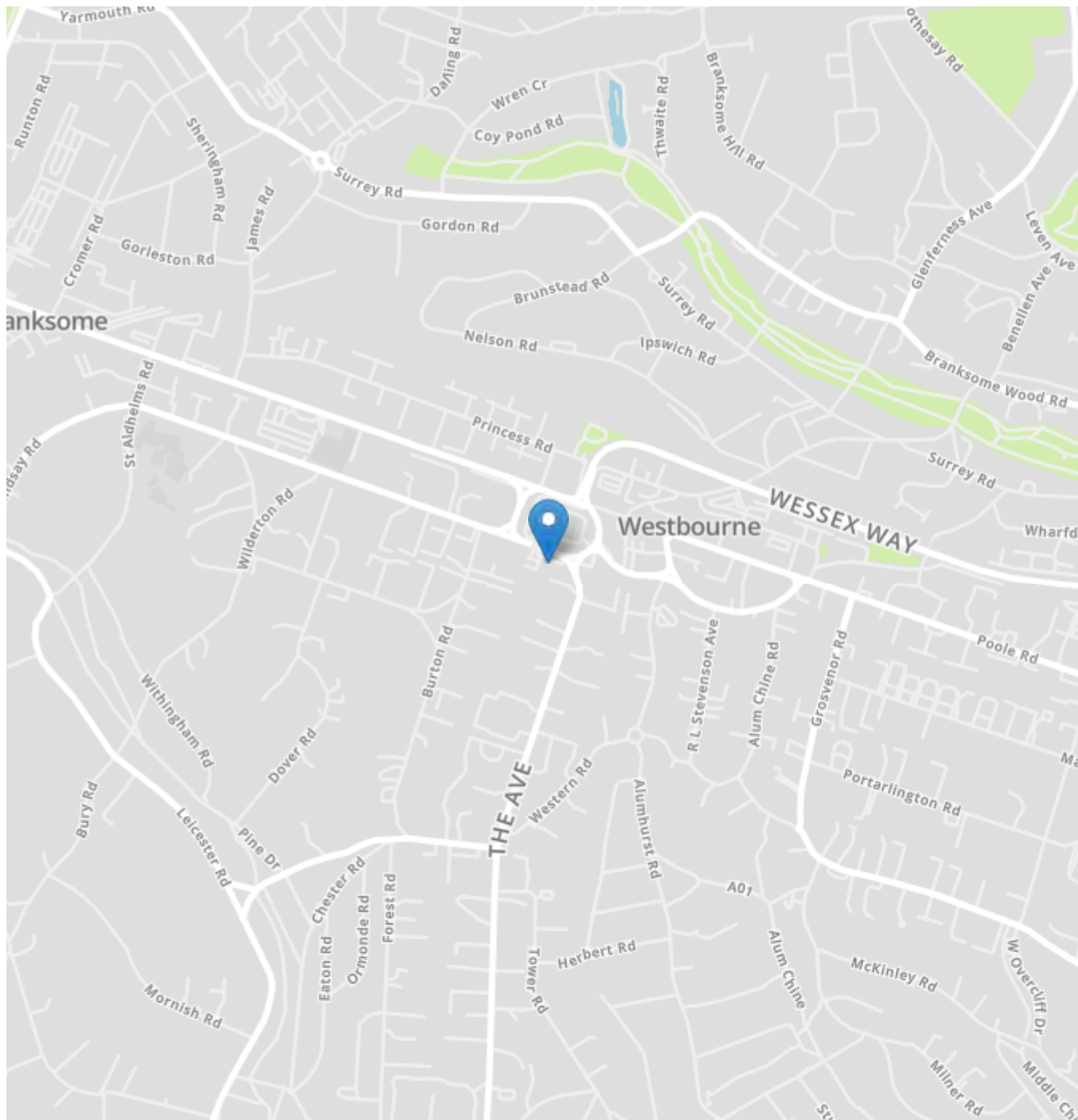


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Plan produced using PlanUp.









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**New Developments (where applicable)**

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