



Flat 3 Westhaven, 18 Burnaby Road, ALUM CHINE, Dorset BH4 8JF

£350,000

brown & kay



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THE PROPERTY

Brown and Kay offer this beautifully presented two bedroom ground floor garden apartment located just yards from Alum Chine and award winning beaches. The home is a credit to current owners and further benefits from a generous reception hall, good size lounge/diner, beautifully fitted kitchen with integrated appliances, bedroom one with access to the decked area and en-suite shower room, and completing the property is a stylish bathroom. Furthermore, the beautiful garden area which is conveyed with the apartment makes this a must see home.

Ideally located to take advantage of Alum Chine and its leafy walks as well as being within close proximity to the beach with its miles of golden sand and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The vibrant village of Westbourne is also close to hand and there you can enjoy its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

MATERIAL INFORMATION

- Tenure - Share of Freehold
- Lease Length - 101 Years Remaining
- Service Charge - £932.04 per half year.
- Managing Agent - Homes & Steeple
- Pets and Holiday Lets - We have been advised that the ground floor apartments are pet friendly. Holiday Lets not permitted.
- Parking – Allocated Parking Space.
- Utilities – Mains Electric, Gas and Mains Water
- Drainage – Mains Drainage
- Broadband – Refer to Ofcom website
- Mobile Signal – Refer to Ofcom website
- Council Tax – Band C
- EPC Rating – C

KEY FEATURES

- TWO DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- PRIVATE REAR GARDEN
- SHARE OF FREEHOLD
- PET FRIENDLY
- MODERN KITCHEN AND BATHROOM
- PRIVATE ENTRANCE
- ALLOCATED PARKING
- WALKING DISTANCE TO ALUM CHINE BEACH
- COUNCIL TAX - BAND C

TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.6 SQ.M.)
(EXCLUDING DECKED, BBQ AND GARDEN AREA)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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