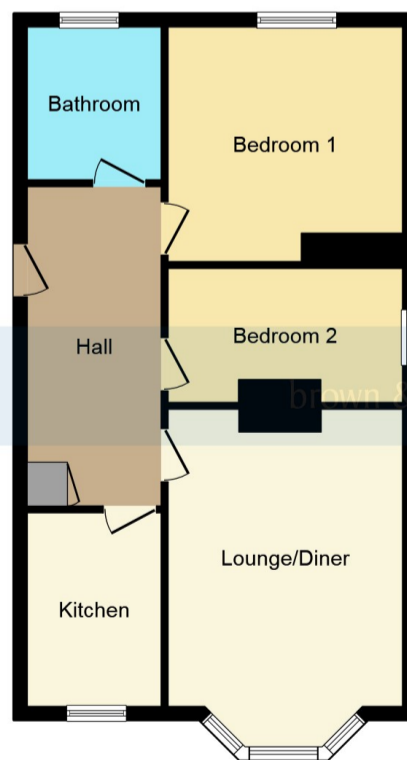




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by 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 4 5 Warren Road, ALUM CHINE, Dorset BH4 8EZ

£265,000

The Property

Brown and Kay are pleased to market this well presented pet friendly, character apartment which is situated moments from Chine walks which meander directly to the beach. The home is situated on the first floor and boasts generously proportioned accommodation with benefits to include a large loft space with the potential to convert, impressive lounge/dining room with high ceiling, feature bay window and fireplace, newly fitted kitchen, two bedrooms and bathroom. Furthermore, there is an allocated parking space and a share of the freehold making this a wonderful opportunity for a main home purchase or holiday home alike.

The property occupies a fantastic position yards from leafy Chine walks which wind directly down to the beach, perfect for a relaxed paddle-boarding session or a refreshing dip. Take a leisurely stroll either way along the promenade to Bournemouth and beyond in one direction, or the famous Sandbanks in the other - a hot spot for water sport enthusiasts. The stylish village of Westbourne with its cosmopolitan vibe and true sense of community is within comfortable distance and there you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - We are advised pets are permitted, please see extract from lease in images.

Holiday Lets - We are advised there is potential, please discuss with office

COMMUNAL ENTRANCE

With secure entry system and stairs to the first floor.

ENTRANCE HALL

Hatch to good size loft space with potential to convert (subject to fellow freeholders permission, plus the usual planning consents etc).

LOUNGE/DINING ROOM

18' 0" x 13' 0" (5.49m x 3.96m) Impressive room with high ceilings and front aspect UPVC double glazed bay window, feature fireplace with surround and brick inset, alcove to either side, radiator, attractive flooring.

KITCHEN

11' 0" x 6' 8" (3.35m x 2.03m) Front aspect UPVC double glazed window, newly fitted kitchen equipped with a range of wall and base units with contrasting work surfaces over and metro style tiling, built in four point electric hob and built-in electric oven, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, feature flooring.

BEDROOM ONE

13' 0" x 11' 7" (3.96m x 3.53m) Rear aspect UPVC double glazed window, radiator.

BEDROOM TWO

13' 0" x 7' 9" (3.96m x 2.36m) Side aspect UPVC double glazed window, radiator.

BATHROOM

Japanese style bath, shower cubicle, w.c. and wash hand basin. UPVC frosted window.

ALLOCATED PARKING

Allocated parking for one vehicle.

TENURE - SHARE OF FREEHOLD

Length of Lease - 153 years from 2024

Maintenance - To be confirmed

Building Insurance - To be confirmed

COUNCIL TAX - BAND C