



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

TOTAL FLOOR AREA: 1481 sq.ft. (137.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 10 Westgate Park 28 Alumhurst Road, WESTBOURNE BH4 8ER Guide Price £560,000

### The Property

Brown and Kay are pleased to market this four bedroom home located in an exclusive gated development within strolling distance of Westbourne and walking distance of golden sandy beaches. This generously proportioned home, whilst in need of some updating, offers well arranged accommodation and in brief comprises a ground floor cloakroom together with ground floor bedroom four/study, and on the first floor there is a good size lounge/dining room with access to a fantastic 24' balcony/terrace, well fitted kitchen, and bathroom, and on the second floor are three bedrooms with the master having a dressing area and en-suite shower room. Additionally, the home benefits from a double garage with electric, remotely operated door, and with no forward chain this is a must see home.

Westgate Park is situated in the sought after area of Westbourne ideally positioned for all the area has to offer. Within a leisurely stroll is the bustling village of Westbourne which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Head the other way and you can walk through the leafy Chines with pathways meandering directly on to the promenade and sandy shores stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services which operate to surrounding areas and main line rail stations at both Branksome and Bournemouth.

### ENTRANCE HALL

Radiator, storage cupboard, door to the garage.

### GROUND FLOOR CLOAKROOM

Low level w.c. and wash hand basin. Tiled walls and radiator.

### BEDROOM FOUR/STUDY

8' 6" x 7' 7" (2.59m x 2.31m) Double glazed window, radiator.

### FIRST FLOOR LANDING

Stair lead to the second floor landing.

### LOUNGE/DINING ROOM

22' 2" x 15' 6" (6.76m x 4.72m) Double glazed windows to the front and rear aspects, Juliet balcony to the rear, and double glazed doors to balcony/terrace, two radiators, storage cupboard.

### BALCONY/TERRACE

24' 10" x 6' 6" (7.57m x 1.98m) A generous balcony/terrace with ample space for outside enjoyment.

### KITCHEN

9' 0" x 7' 6" (2.74m x 2.29m) Range of wall and base units with work surfaces over, built-in oven with microwave over, inset hob with filter over, integrated dishwasher, integrated fridge/freezer, space for washing machine, wall mounted boiler, double glazed window.

### BATHROOM

9' 0" x 4' 8" (2.74m x 1.42m) Suite comprising panelled bath, wash hand basin and low level w.c. Radiator and tiled walls.

### SECOND FLOOR LANDING

Double glazed window, cupboard housing tank, access to loft space.

### BEDROOM ONE

13' 9" x 10' 10" (4.19m x 3.30m) Double glazed window, radiator.

### DRESSING AREA

7' 0" x 2' 7" (2.13m x 0.79m) to wardrobe front - double sliding wardrobes.

### EN-SUITE SHOWER ROOM

6' 7" x 5' 7" (2.01m x 1.70m) Double glazed window, wash hand basin, corner shower cubicle, low level w.c., radiator and tiled walls.

### BEDROOM TWO

13' 6" to wardrobe front x 8' 4" (4.11m x 2.54m) Two double glazed windows, radiator, triple wardrobe.

### BEDROOM THREE

9' 9" x 6' 7" (2.97m x 2.01m) Double glazed window, radiator, wardrobe.

### FRONT OF THE PROPERTY

Small area of paving with decorative stone.

### DOUBLE GARAGE

22' 5" x 15' 7" (6.83m x 4.75m) Driveway to the front provides off road parking. Electric, remotely operated door, double glazed window, power and lighting connected.

### SERVICE CHARGE & SINKING FUND - GATES & COMMON AREAS

An annual Maintenance fee of £485 plus a Sinking Fund contribution of £65 is payable for the current year to 30th September 2024.

### COUNCIL TAX - BAND F