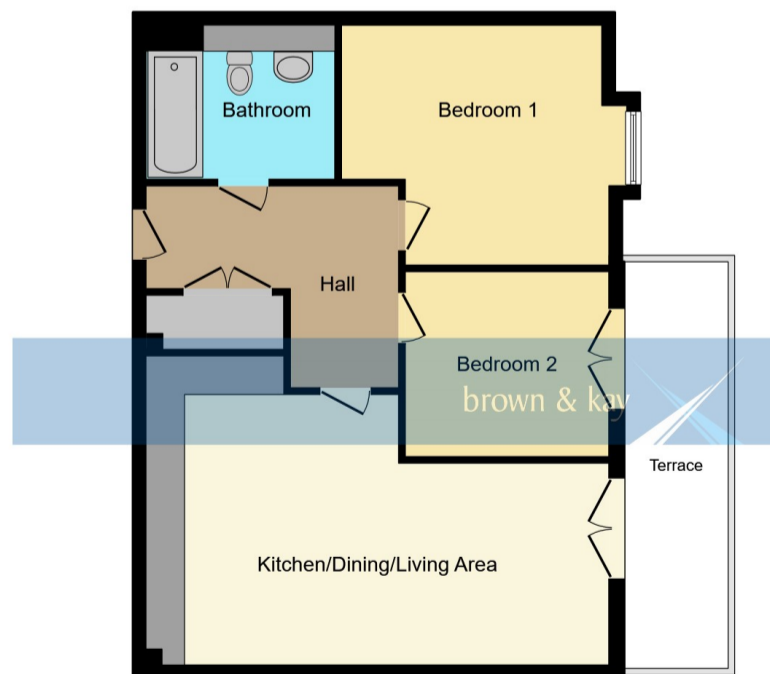




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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



rightmove  
find your happy

**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 47, Hawthorne Court 11b West Cliff Road, Bournemouth, Dorset BH2 5FA

£465,000

### The Property

Nestled moments from golden sandy beaches, this stunning contemporary apartment offers not just a place to reside, but a lifestyle to relish. Constructed circa 2021, this stylish apartment boasts far reaching views across the town and out to sea from the generous balcony, accessed from both the living area and bedroom. The well planned accommodation with its subtle hues of decor affords a well equipped kitchen/dining room open plan to the living area, two bedrooms, bathroom and secure undercroft parking. With the added benefit of no forward chain, this home would make a wonderful lock up and leave or main home alike.

Embrace the vibrancy of town centre living with a wide and varied range of shopping and leisure pursuits a leisurely stroll away. Also moments away are miles upon miles of golden sandy shores and scenic promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. Westbourne with its more laid back vibe is also within comfortable reach and 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. The area is also well served with transport links - bus services operating to surrounding areas are readily available and Bournemouth rail station with access to London Waterloo is also closeby.

### AGENTS NOTE - PETS AND HOLIDAY LETS

Pets are permitted with prior consent, subject to the usual terms within the lease. Holiday Lets are NOT permitted.

### ENTRANCE HALL

Utility cupboard housing washing machine and heating system along with cloaks storage.

### OPEN PLAN KITCHEN/DINING

15' 9" x 6' 6" (4.80m x 1.98m) Beautifully fitted kitchen/dining area equipped with a range of white gloss wall and base units with complimentary work surfaces, integrated appliances to include fridge/freezer, oven, hob and extractor fan, feature flooring.

### LIVING AREA

16' 7" x 10' 1" (5.05m x 3.07m) Continuation of feature flooring, UPVC double glazed patio doors to the balcony.

### BALCONY

Good size balcony with far reaching views across the town centre and out to sea, space for table and chairs ideal for alfresco dining.

### BEDROOM ONE

15' 5" x 10' 6" (4.70m x 3.20m) A good size bedroom with UPVC double glazed window.

### BEDROOM TWO

12' 2" x 9' 5" (3.71m x 2.87m) UPVC double glazed patio doors out to the balcony.

### BATHROOM

Suite comprising bath with shower over, w.c. and vanity unit with wash hand basin, heated towel rail.

### UNDERCROFT PARKING

There is an allocated parking space

### TENURE - A SHARE OF FREEHOLD IS CURRENTLY BEING PURCHASED

Currently leasehold, a share of freehold is in the process of being purchased with a 999 year lease upon completion.

Service Charge - To be confirmed

### COUNCIL TAX - BAND D