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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to market for sale this one bedroom retirement apartment ideally located within walking distance of Westbourne. This lovely home enjoys a ground floor position within this popular development and internally boasts a living room with door to the communal gardens, a fitted kitchen, shower room with oversize shower, and generous double bedroom. Externally, there are well maintained grounds and with no onward chain this would make an excellent property choice.

The Chines is well positioned in the sought after area of Westbourne being within level walking distance of the bustling village of Westbourne. There is a wide and varied range of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. Head in the opposite direction and you will find leafy pathways through the Chine which take you directly to golden sandy shores with promenade stretching to Bournemouth and beyond one way, and the famous Sandbanks in the other. With transport in mind, there are regular bus services close to hand as well as train stations located at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

- Tenure - Leasehold
- Length of Lease - To be confirmed
- Service Charge - For the period 01 Sep 25 - 28 Feb 26 it is £1,005.60
- Management Agent - Lancaster Brooks Property Management Limited
- Ground Rent - £231.54 is payable every 6 months to E&M (Estates & Management)
- Utilities - Mains Electricity & Water
- Drainage - Mains Drainage
- Broadband - Refer to Ofcom website
- Mobile Signal - Refer to Ofcom website
- Council Tax - Band C
- EPC Rating - C

KEY FEATURES

- RETIREMENT DEVELOPMENT (60 YEARS PLUS)
- NO FORWARD CHAIN
- GROUND FLOOR APARTMENT
- LIVING ROOM WITH ACCESS TO COMMUNAL GARDENS
- FITTED KITCHEN
- SHOWER ROOM
- WALKING DISTANCE TO WESTBOURNE
- TENURE - LEASEHOLD

TOTAL FLOOR AREA: 447sq.ft. (41.5 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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