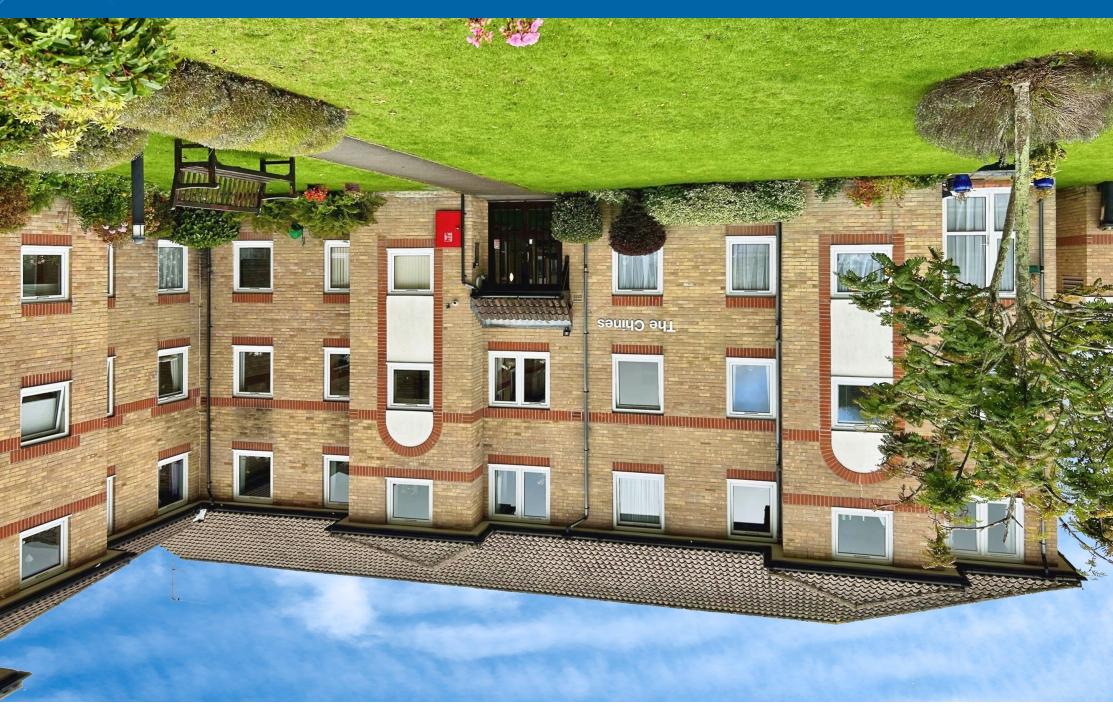
Flat 14, The Chines, 43 Alum Chine Road, WESTBOURNE, Dorset BH4 8DN











network





The Property Ombudsman SALES





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 $\pounds 1{,}005.60$

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

RETIREMENT DEVELOPMENT (60 YEARS PLUS)

KEY FEATURES

NO FORWARD CHAIN

GROUND FLOOR APARTMENT

LIVING ROOM WITH ACCESS TO

COMMUNAL GARDENS

FITTED KITCHEN

SHOWER ROOM

WALKING DISTANCE TO WESTBOURNE

TENURE - LEASEHOLD

