



HEARNES
WHERE SERVICE COUNTS

A superbly presented, modern two double bedroom first floor apartment located in the premier Branksome Dene Chine location only a moments walk to the award winning sandy beaches and seafront whilst only a short distance to the ever popular Westbourne High Street offering a range of boutique bars, shops and restaurants. The property has been carefully updated by the current owner and features a luxury fitted kitchen with open plan living / dining room and two modern bath/shower rooms. Further benefits include a impressive sun terrace, share of freehold, secure allocated parking space and a communal heated swimming pool.

The development is accessed via a secure entry phone system with a well-maintained communal hallway with lift and stairs leading to the first floor entrance of the apartment. On entering the property, a hallway provides access to all accommodation comprising a impressive living/dining room and luxury kitchen offering ample floor and wall mounted units finished with a contrasting Quartz work surface and integrated appliances. From the living area a impressive balcony in excess of 28 ft offers ample space for seating and dining. A useful cupboard and utility room offer ample storage and space for further white goods.

The property's bedrooms are both generous double in size with fitted wardrobes and are served by modern ensuite shower rooms.

Externally the property is situated within immaculately maintained communal gardens and conveyed with one secure underground allocated parking space and visitor spaces. Particular benefits include use of a heated communal swimming pool and direct access onto Branksome Dene Chine down to the beach.

Share of freehold – 950 years left on the lease

Maintenance: Approx. £806.52 per quarter – includes a contribution to the sinking fund, building, garden and swimming pool maintenance

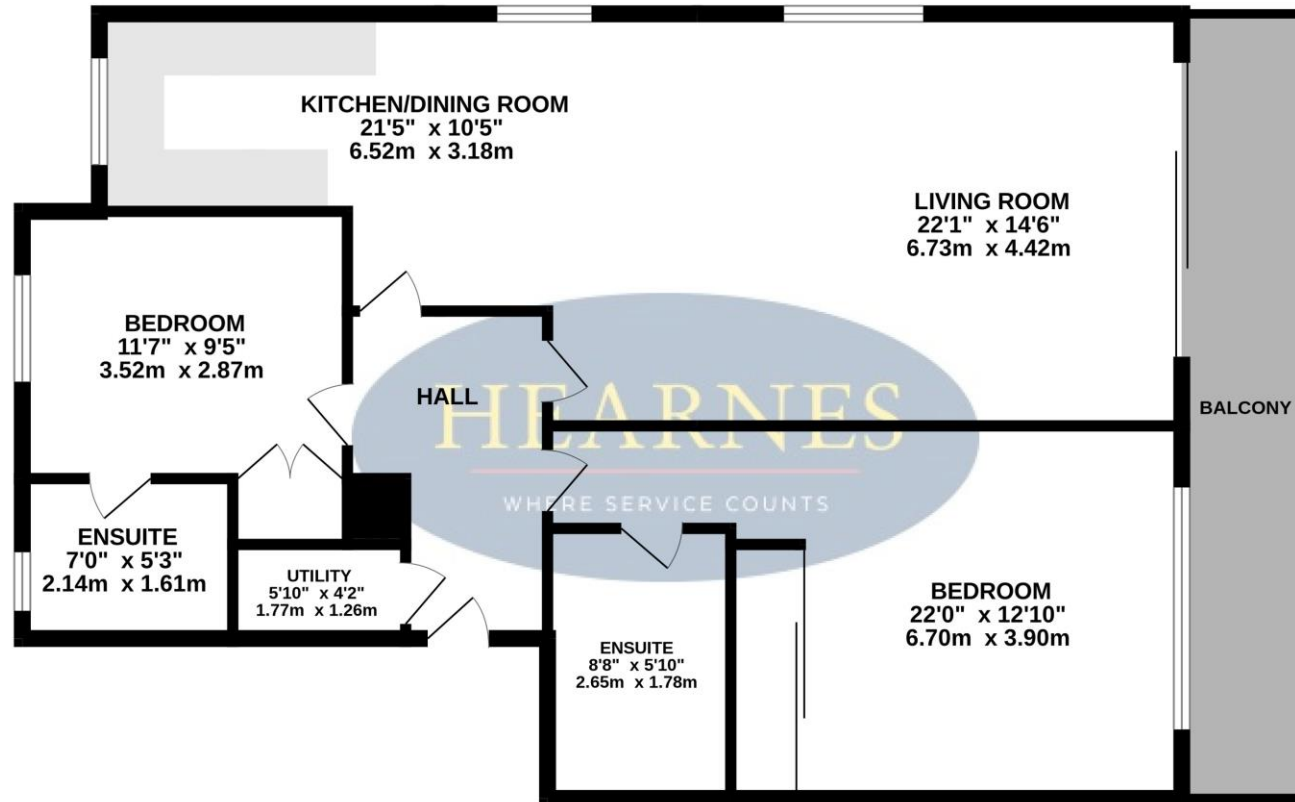
Council Tax Band: E

EPC Rating: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



FIRST FLOOR



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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