



brown & kay

residential sales

lettings

mortgages

land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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 2, 2a Snowdon Road, WESTBOURNE, Dorset BH4 9HL

£450,000

The Property

Occupying the complete first floor is this stunning and impeccably presented three bedroom apartment boasting a generous blend of character features, such as high ceilings, and considered contemporary finishes. The stylish and tastefully decorated interior, with emphasis on lifestyle living, affords many attractive features all of which contribute to the ambiance of the home.

Approached via a private entrance, you are greeted with a generous landing with an area suitable for a home office set up, an impressive living room and a well fitted kitchen are both enhanced with stunning deep alcoves with multiple window surround and wood flooring, there are three bedrooms, two of which are doubles and a four piece bath/shower room. A private garden is a wonderful addition to the home and offers a good degree of privacy, perfect for alfresco dining and there is also a driveway parking space.

The property occupies a great position in this cul-de-sac location in walking distance of Westbourne centre. This stylish village has a distinctly cosmopolitan vibe and a true sense of community at its heart. Enjoy its numerous cafes and alfresco restaurants, or walk the traditional Victorian arcade and browse the eclectic mix of shops and delis. Explore a little further and you can meander through leafy Chine walks which take you directly to golden sandy beaches with water often as smooth as glass, perfect for a paddle boarding session. Miles upon miles of equally impressive promenade stretch to Bournemouth and beyond in one direction and the glamour of Sandbanks in the other.

AGENTS NOTE - PETS & HOLIDAY LETS

Our clients have advised that pets and holiday lets are permitted, subject to the usual terms etc.

PRIVATE ENTRANCE

Private entrance with stairs to the first floor landing.

FIRST FLOOR LANDING

Spacious landing area featuring two full drop windows, area suitable for working from home.

HOME OFFICE AREA (LANDING)

10' 5" x 4' 1" (3.17m x 1.24m) A perfect space for a work from home set up.

LIVING ROOM

21' 1" x 13' 1" (6.43m x 3.99m) maximum measurements. An impressive room with the focal point being the exposed brick fireplace with wood mantel & tiled hearth, bespoke cabinetry either side with shelving above, deep alcove with multiple UPVC double glazed window surround, feature wood flooring, radiator.

KITCHEN/DINING ROOM

19' 11" x 17' 7" (6.07m x 5.36m) maximum measurements. Again, another impressive room featuring a deep alcove with multiple UPVC double glazed window surround, a perfect place to frame an 8 seater formal dining table. Well fitted kitchen equipped with a range of wall and base units with solid wood work surfaces, contrasting hardware and kick plinths, metro style tiled surround, central free standing island unit ideal for casual dining, space for American style fridge/freezer, wine chiller housing up to 8 bottles, space for washing machine and dishwasher, built-in electric oven and four point electric hob with canopy over, feature wood flooring.

BEDROOM ONE

15' 9" x 11' 11" (4.80m x 3.63m) Enjoying a dual aspect with side and rear UPVC double glazed windows, radiator, high ceilings.

BEDROOM TWO

13' 0" x 11' 2" (3.96m x 3.40m) Dual front aspect UPVC double glazed windows with radiator below, feature original fireplace.

BEDROOM THREE

12' 0" x 6' 4" (3.66m x 1.93m) UPVC double glazed window, radiator, built in cupboard with hanging rail and shelving, also housing the boiler.

BATH & SHOWER ROOM

A generous four piece bathroom, bath with tiled surround, mixer tap and shower attachment, low level w.c., stylish wash hand basin and shower cubicle with hand and 'rain fall' shower. Heated towel rail, tiled walls and floor with feature mosaic detailing.

PRIVATE GARDEN

A lovely addition to the property, enclosed with fencing for privacy, generous decking area ideal for garden furniture plus area with artificial grass. Pretty Garden shed.

DRIVEWAY PARKING

A parking space is conveyed with the apartment.

TENURE - SHARE OF FREEHOLD

Length of lease - To be confirmed
Maintenance - £500 per annum

COUNCIL TAX - BAND C