



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	78
(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 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 3, Farrington 54 West Cliff Road, WEST CLIFF BH4 8BE

£485,000

The Property

A beautifully presented three double bedroom apartment occupying a fantastic location adjacent to a footpath which leads directly to the beach. This lovely home enjoys a bright and airy ground floor position and affords generously proportioned accommodation, further enhanced with a good size reception hallway with storage, south facing terrace, 19' living room with separate dining room, bathroom and en-suite shower room - additionally, there is a garage and a share of the freehold. This apartment would make a super holiday home, or main residence alike.

Farrington is ideally located on the highly favoured West Cliff adjacent to a 600m footpath which leads to golden sandy beaches, perfect for a refreshing dip or paddle-boarding session. You can enjoy a leisurely stroll along the promenade to Bournemouth and beyond in one direction and the famous Sandbanks in the other, a hotspot for water sport enthusiasts. The vibrant and bustling village of Westbourne with its eclectic mix of café bars, restaurants and boutique shops together with the usual high street names such as Marks & Spencer food hall is also within walking distance as are bus services which operate to surrounding areas.

COMMUNAL ENTRANCE

Secure entry system through to the communal entrance hall.

ENTRANCE HALL

Generous reception hallway with ample storage cupboards.

LIVING ROOM

19' 10" x 11' 10" (6.05m x 3.61m) Side aspect UPVC double glazed window, UPVC double glazed sliding doors to balcony, radiator.

KITCHEN

11' 8" x 6' 9" (3.56m x 2.06m) Well appointed and equipped with a comprehensive range of units with complimentary work surfaces, built-in electric hob and oven, appliances to include microwave, fridge/freezer and washing machine. Breakfast bar for casual dining. Front aspect UPVC double glazed window.

DINING ROOM

11' 10" x 10' 2" (3.61m x 3.10m) Side aspect UPVC double glazed window to side aspect, radiator.

BEDROOM ONE

15' 10" x 12' 0" (4.83m x 3.66m) Rear aspect UPVC double glazed window, radiator, built-in wardrobes.

EN-SUITE

Shower cubicle with mains fed shower, heated towel rail, wash hand basin, w.c, bidet, large storage cupboard.

BEDROOM TWO

12' 4" x 11' 0" (3.76m x 3.35m) Front aspect UPVC double glazed window, radiator, built-in wardrobes.

BEDROOM THREE

14' 8" x 9' 8" (4.47m x 2.95m) Front aspect UPVC double glazed window, radiator, built-in wardrobe.

BATHROOM

Suite comprising spa bath, w.c, wash hand basin, heated towel rail.

TERRACE

Enjoying a south facing aspect with outlook over the beautifully kept communal grounds, ample space for table and chairs.

COMMUNAL GROUNDS

Well manicured grounds with areas of lawn and mature planting.

GARAGE

Up and over door, power and light.

VISITOR PARKING

Visitor parking available.

TENURE - SHARE OF FREEHOLD

Length of lease : 977 years remaining.
Service Charge : £1635 per half year.
Ground Rent: Peppercorn.
Managing agent: Burns Hamilton.

AGENTS NOTE: HOLIDAY LETS AND PETS

Pets and holiday lets are not permitted within the terms of the lease.

COUNCIL TAX - BAND E