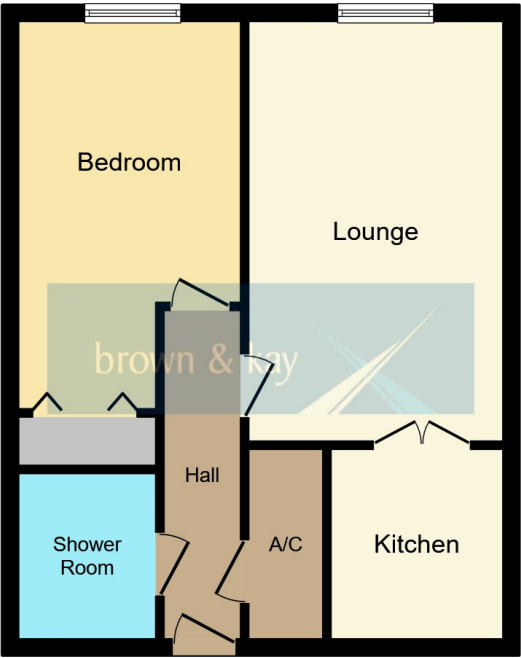




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



Flat 31, The Chines, 43 Alum Chine Road, WESTBOURNE BH4 8DN

£80,000

The Property

Offered for sale with no forward chain is this one double bedroom retirement apartment located on the first floor of this popular development ideally located within level walking distance of Westbourne village and bus services.

ENTRANCE HALL

LOUNGE/DINING ROOM

15' 7" x 10' 3" (4.75m x 3.12m) Front aspect UPVC double glazed window, storage heater, double doors to kitchen.

KITCHEN

7' 2" x 7' 2" (2.18m x 2.18m) Fitted with base units, inset sink with mixer tap, four point electric hob and electric oven, space for fridge/freezer.

BEDROOM

13' 9" x 8' 11" (4.19m x 2.72m) Front aspect UPVC double glazed window, storage heater, built-in wardrobes.

SHOWER ROOM

Corner shower cubicle, low level w.c. and wash hand basin.

RESIDENTS FACILITIES

There is a communal lounge and laundry room for the use of residents.

TENURE - LEASEHOLD

Length of Lease - 125 years from 1st April 1992
Maintenance - Charge for the period of 01/09/24 to 28/02/25. is £920.75
Ground Rent - 2 payments per 6 months are payable, £463.08 x 2

COUNCIL TAX - BAND C