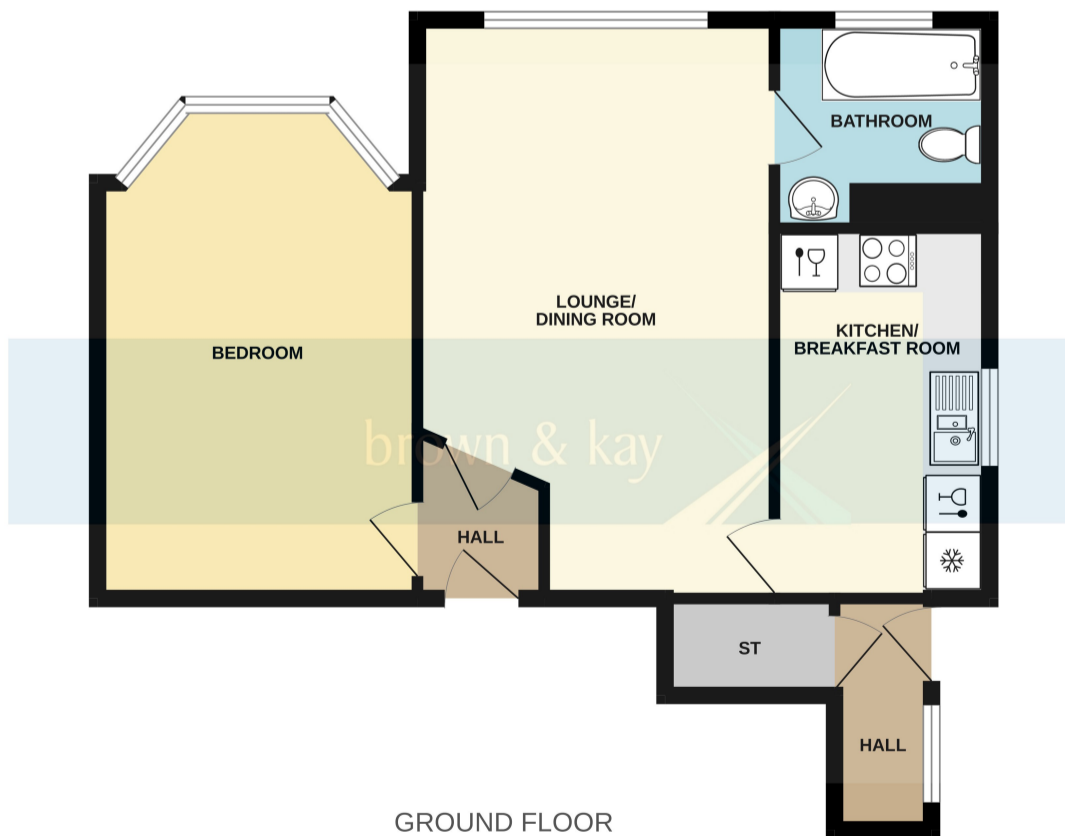




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 588 sq.ft. (54.7 sq.m.) approx.  
 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.  
 Made with MetroPix ©2024



GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



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, Beaulieu Lodge 9 Beaulieu Road, ALUM CHINE BH4 8HY

£225,000

### The Property

Brown and Kay are pleased to market this 'pet friendly' ground floor apartment featuring a large private rear garden and the added benefit of your own entrance. The property enjoys a super position backing on to Alum Chine and whilst in need of updating offers many benefits to include a good size lounge/dining room, a more than generous bedroom with large bay window, fitted kitchen and bathroom. Additionally, there is an allocated parking space, a share of the freehold and with no forward chain this is a wonderful opportunity for a buyer to put their own stamp on the home.

The property occupies a super position backing onto Alum Chine with direct access from your own private rear garden. Leafy walks through the Chine meander directly down to sandy shores and miles upon miles of scenic promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The vibrant village of Westbourne is within comfortable reach and there you can enjoy the 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. The area is also well served with transport links to include bus services which operate to surrounding areas and train stations located at both nearby Branksome and Bournemouth.

### AGENT NOTE - PETS & HOLIDAY LETS

Pets - Our client has advised pets are permitted subject to the usual terms, we have not seen sight of the lease to verify this.

Holiday Lets - Not permitted

### COMMUNAL ENTRANCE HALL

Door through to the apartment.

### PRIVATE ENTRANCE

The apartment also benefits from its own private entrance which is located to the side of the property, with lobby/hallway and door through to the kitchen and door to useful storage cupboard.

### LOUNGE

19' 0" x 12' 0" (5.79m x 3.66m) Double glazed window to the rear aspect with views over the garden, radiator.

### KITCHEN

12' 5" x 7' 8" (3.78m x 2.34m) Double glazed window to the side aspect, range of wall and base units, double oven, work surfaces with inset gas hob, cupboard housing boiler, inset washing machine. Outer Lobby with space for fridge/freezer, double opening cupboard.

### BEDROOM

16' 6" x 10' 10" (5.03m x 3.30m) Double glazed window to the rear aspect, radiator.

### BATHROOM

7' 4" x 6' 11" (2.24m x 2.11m) Double glazed window, suite comprising panelled bath, low level w.c. and wash hand basin. Heated towel rail.

### LARGE PRIVATE REAR GARDEN

The apartment benefits from having a large private rear garden which is of a very generous size with mature planting and lawn area - ideal for a buyer to put their own stamp on it. There is direct access to Alum Chine via steps from the garden, and there is also access to the basement.

### BASEMENT STORAGE

Accessed via the garden.

### PARKING SPACE

We are awaiting confirmation of allocation.

### TENURE - SHARE OF FREEHOLD

Length of Lease - 125 years from 1st January 2000  
Maintenance - Approximately £90 per month  
Management Agent - Self Managed

### COUNCIL TAX - BAND A