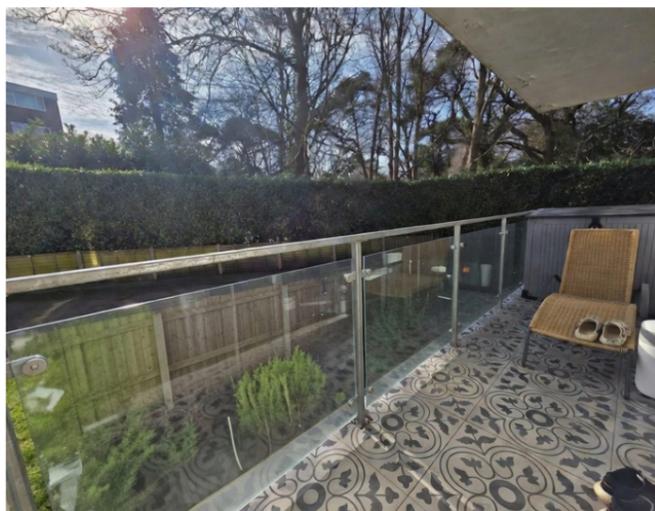




Chine Lodge, West Cliff Road, Bournemouth BH4 8BG  
£350,000

brown & kay



**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.

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## THE PROPERTY

This three bedroom ground floor apartment is ideally positioned moments from Chine walks which meander directly to the beach. The generous and well proportioned accommodation comprises an entrance hall with storage cupboards, a living/dining room with access to the southerly facing balcony, modern kitchen, shower room and three double bedrooms, with bedroom one benefitting from an en-suite bathroom, dressing area and built in wardrobes. Further benefits include a garage with power and lighting, parking and a share of freehold.

Chine Lodge occupies a super position well located within strolling distance of leafy Chine walks which take you directly to miles upon miles of impressive sandy beaches and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Westbourne village is also within walking distance and there you will find a 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. Bus services which operate to surrounding areas are also available as are rail stations located at both Branksome and Bournemouth.

## MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 946 years remaining  
 Maintenance - £3000 per annum  
 Management Agent - Rendall & Ritner  
 Parking - Garage with parking in front.  
 Holiday Lets - Not permitted  
 Pets - We are advised visiting pets are permitted. Buyers are to satisfy themselves fully in this regard.  
 Utilities - Mains Electricity, Gas and Water  
 Drainage - Mains Drainage  
 Broadband - Refer to Ofcom website  
 Mobile Signal - Refer to Ofcom website  
 Council Tax - Band D  
 EPC Rating - C

## KEY FEATURES

- THREE DOUBLE BEDROOMS
- GARAGE WITH POWER AND LIGHTING
- GROUND FLOOR APARTMENT
- EN-SUITE & DRESSING AREA
- SHARE OF FREEHOLD
- SOUTH FACING BALCONY
- PRIME LOCATION IN WESTBOURNE
- MOMENTS FROM ALUM CHINE WALKWAYS
- LARGE LOUNGE/DINER
- COUNCIL TAX - BAND D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(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  
 Floor area 93.6 sq.m. (1,008 sq.ft.)

Total floor area: 93.6 sq.m. (1,008 sq.ft.)

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