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residential sales

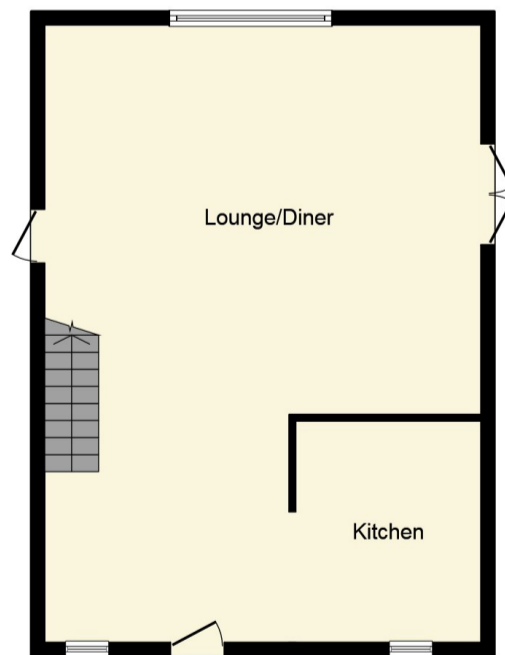
lettings

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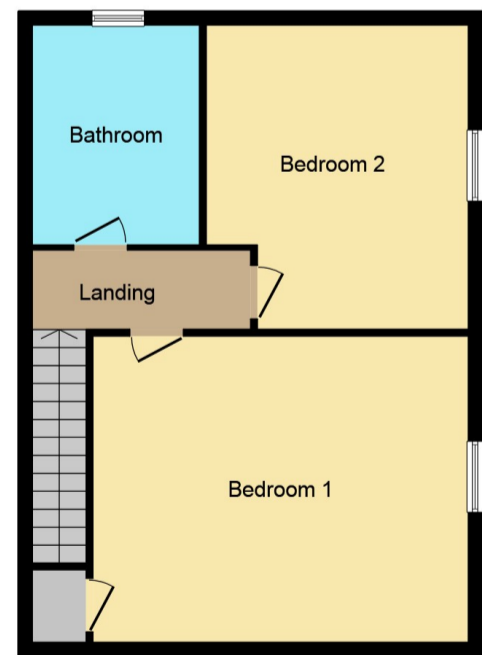
land & new homes

auctions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(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	



Ground Floor



First Floor

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



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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 4, Westbourne Park Lodge 6 Westbourne Park Road, WESTBOURNE BH4 8HG

**£330,000**

### The Property

Brown and Kay are pleased to market this well presented ground and first floor maisonette home situated in the sought after area of Westbourne within walking distance of the beach. The property boasts well arranged accommodation with benefits to include your own private entrance, fitted kitchen, lounge with pleasant outlook, and on the first floor you will find two bedrooms and bathroom. A particular feature of the home is the lovely garden to the rear which is arranged with ease of maintenance in mind.

The property enjoys a great location ideally positioned to take advantage of all the area has to offer. The bustling village of Westbourne is within walking distance and offers a wide and varied range of coffee bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, miles upon miles of golden sandy beaches and promenade stretch to Bournemouth and beyond in one direction and the famous Sandbanks in the other, are also within comfortable reach.

### PRIVATE ENTRANCE

The property benefits from its own private entrance with wood effect flooring.

### LOUNGE/DINING ROOM

14' 7" x 12' 4" (4.45m x 3.76m) A lovely room with pleasant outlook through the double glazed doors which open on to the private garden, double glazed window to the side, radiator, wood effect flooring, understairs cupboards with space for tumble dryer and freezer.

### KITCHEN

7' 9" x 6' 0" (2.36m x 1.83m) Well fitted and equipped with a range of wall and base units with contrasting work surfaces over and complimentary tiling, space for under counter fridge, washing machine and dishwasher, inset gas hob with matching oven, cupboard housing boiler, stairs to the first floor, window.

### FIRST FLOOR LANDING

Doors to the following rooms:-

### BEDROOM ONE

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed window to the rear aspect, radiator, wardrobes.

### BEDROOM TWO

11' 0" x 7' 3" (3.35m x 2.21m) Double glazed window to the rear aspect, radiator, wardrobes.

### SHOWER ROOM

Suite comprising low level shower tray with wall mounted shower, low level w.c. and wash hand basin, frosted window to the side aspect, heated towel rail.

### PRIVATE GARDEN

A particular feature of the home is the delightful garden, patio area immediately abuts the rear of the property, steps up to further garden area which is arranged for ease of maintenance, garden shed to remain, fenced surround with private side access gate.

### PARKING

An off road parking space is conveyed with the property.

### MATERIAL INFORMATION

Tenure - Share of Freehold  
 Length of Lease - 98 years remaining  
 Maintenance - £721.50 per annum  
 Buildings Insurance - £520.03 per annum  
 Parking - Allocated Off Road Parking Space  
 Holiday Lets - Not Permitted  
 AST -  
 Pets -  
 Utilities -  
 Drainage -  
 Broadband - Refer to ofcom website  
 Mobile Signal - Refer to ofcom website  
 Council Tax - Band  
 EPC Rating - C (71)