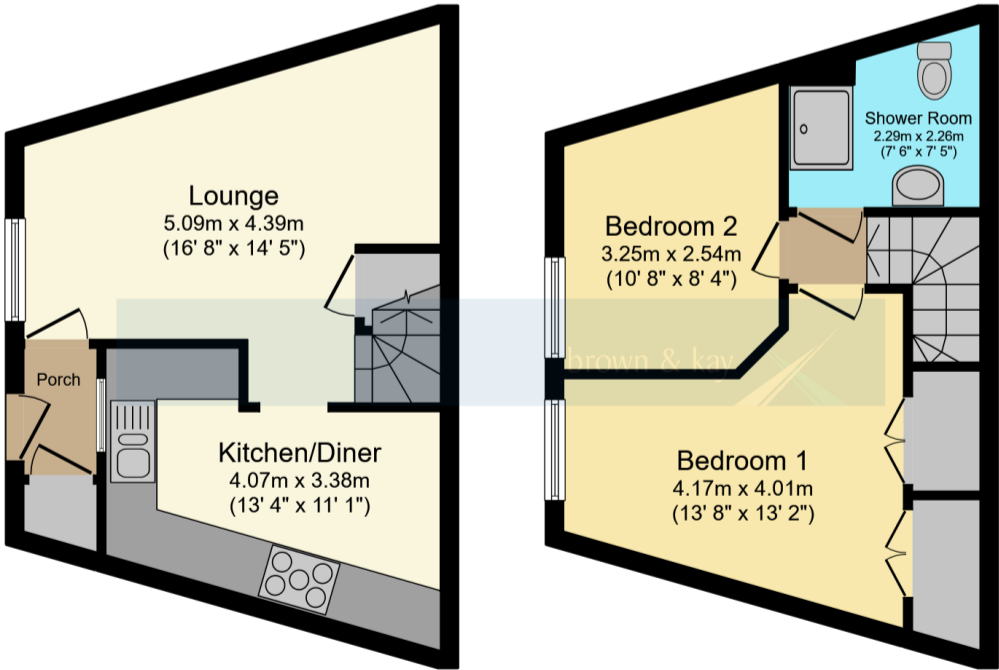




Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	65	86		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				



Ground Floor

First Floor



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

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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5, Jasmine Court, 27A Seamoor Road, WESTBOURNE BH4 9AA

£315,000

The Property
Brown and Kay are delighted to market this two bedroom terrace home located within this gated development in the heart of Westbourne. This lovely home boasts many features to include a generous living room and kitchen/diner, two first floor bedrooms and a modern shower room. With the added benefit of an allocated parking space this property would make an excellent main home, buy to let or lock up and leave holiday home.

Occupying a super position within this gated development, this property is well positioned to enjoy all the area has to offer. Westbourne with its laid back atmosphere and great sense of community offers an abundance of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall. For beach lovers, you can take a stroll through the Chine with pathways leading you directly on to miles upon miles of glorious sandy beaches and scenic promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The area is also well served with bus services operating to surrounding areas and main line train stations at both Branksome and Bournemouth.

- ENTRANCE LOBBY**
Storage cupboard.
- LIVING ROOM**
16' 8" x 14' 5" (5.08m x 4.39m) Front aspect window, stairs to the first floor landing with understairs storage cupboard.
- KITCHEN/DINING ROOM**
13' 4" x 11' 1" (4.06m x 3.38m) Range of wall and base units with work surfaces over, range cooker with gas hob and cooker hood over, space for further appliances.
- FIRST FLOOR LANDING**
Doors to the following rooms:-
- BEDROOM ONE**
13' 8" x 13' 2" (4.17m x 4.01m) Built-in storage, window to the front aspect.
- BEDROOM TWO**
10' 8" x 8' 4" (3.25m x 2.54m) Window to the front apsect.
- SHOWER ROOM**
Suite comprising corner shower cubicle, wash hand basin with vanity unit, and w.c.
- PARKING**
There is an allocated parking space.

- MATERIAL INFORMATION**
Tenure - Freehold
Pets & Holiday Lets - Permitted
Parking - Allocated parking space
Service Charge - £50 a month paid into the owners community fund for upkeep of the courtyard.
Utilities - Mains Electricity, Gas & Water
Drainage - Mains Drainge
Broadband - Refer to ofcom website
Mobile Signal - Refer to ofcom website
Council Tax - Band C
EPC Rating - D