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THE PROPERTY

Brown and Kay are delighted to market this beautifully presented apartment ideally positioned a stones throw from golden sandy beaches. The home occupies a ground floor position within this modern development. The tastefully styled interior boasts a generous open plan living/dining/kitchen with integrated appliances, sunny aspect rear balcony perfect for soaking up coastal living, a lovely master suite with en-suite shower room and balcony to the front, further bedroom and principal bathroom. Add to this, a share of freehold, undercroft parking and no forward chain this would make a wonderful lock and leave holiday home, or main home alike.

Ocean Breeze is well situated in this desirable location moments from miles upon miles of sandy shores, perfect for a refreshing dip or paddle boarding session, with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling village of Westbourne with its cafe bar scene, diverse eateries and boutique shops as well as the usual high street names such as Marks and Spencer food hall is within comfortable distance as are bus services which operate to surrounding areas and train stations located at both Westbourne and Bournemouth.

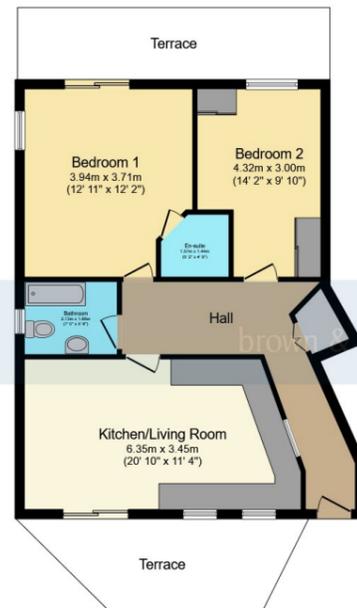
MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 103 years remaining.
 Service Charge - £2586 per annum.
 Management Agent - Self managed - Ocean Breeze Management.
 Holiday Lets and Pets - Pets permitted subject to the usual terms. Holiday lets not permitted.
 Utilities - Mains Electricity, Gas and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band E
 EPC Rating - C

KEY FEATURES

- NO FORWARD CHAIN
- TWO BEDROOMS
- EN-SUITE TO BEDROOM ONE
- FRONT & REAR BALCONIES
- FITTED KITCHEN
- UNDERGROUND SECURE PARKING
- MOMENTS FROM THE BEACH & CHINE WALKS
- SOUGHT AFTER ALUM CHINE LOCATION
- OPEN PLAN KITCHEN/LIVING ROOM
- SHARE OF FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(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 67.6 sq.m. (727 sq.ft.)

Total floor area: 67.6 sq.m. (727 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