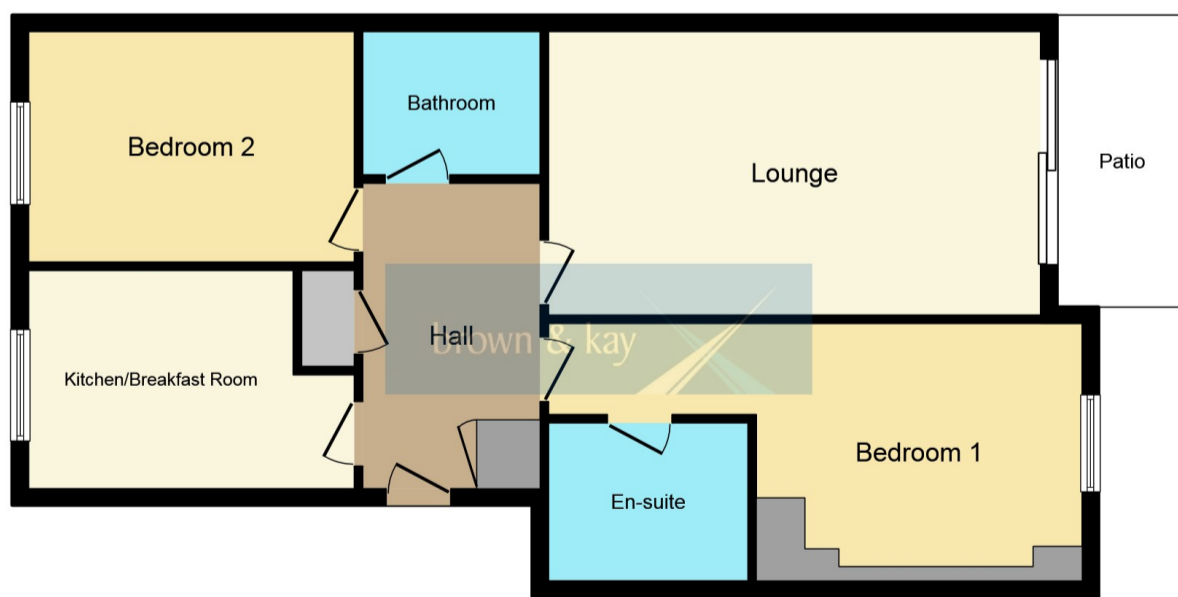




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

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 7, Beaufort House 39 West Cliff Road, WEST CLIFF, Dorset BH4 8AW

Guide Price £335,000

The Property

Brown and Kay are pleased to offer this well presented apartment located between Middle and Alum Chine with leafy walks down to golden sandy beaches. The home occupies a ground floor position and benefits from a 19' lounge with access to southerly facing patio, stunning kitchen, two good size bedrooms, one with an en-suite, and principal bathroom. Additionally, there is a garage with remote controlled door and a share of the freehold.

The property occupies a fantastic location on the West Cliff being twixt the entrances to Middle and Alum Chine where you can meander along leafy walks directly to glorious beaches with miles of promenade stretching to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The bustling village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall is close to hand as is Bournemouth town centre with its abundance of shops and leisure pursuits.

COMMUNAL ENTRANCE

Approached via secure entry with access to the ground floor apartment.

ENTRANCE HALL

Generous hallway with doors to the following rooms.

LOUNGE/DINING ROOM

19' 10" x 11' 5" (6.05m x 3.48m) With a pleasant outlook to the front and access via sliding door to the patio, radiator.

SOUTH FACING PATIO

With space for table and chairs and an enjoyable aspect over the gardens.

KITCHEN/BREAKFAST ROOM

13' 0" x 8' 10" (3.96m x 2.69m) Stunning kitchen which has been upgraded by the current owners and is equipped with a generous mix of wall and base units with complimentary work surfaces over, breakfast bar area, fitted oven and hob.

BEDROOM ONE

21' 6" maximum measurements x 10' 4" (6.55m x 3.15m) Front aspect UPVC double glazed window, radiator, door through to the en-suite.

EN-SUITE SHOWER ROOM

Modern suite with generous shower, w.c. and wash hand basin.

BEDROOM TWO

13' 0" x 9' 3" (3.96m x 2.82m) Rear aspect UPVC double glazed window, radiator.

BATHROOM

7' 2" x 5' 9" (2.18m x 1.75m) Modern suite comprising bath, wash hand basin and w.c.

GARAGE

With remote controlled door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years from 17th September 2007

Maintenance - £145 monthly to rise by £5 in July, 2023

COUNCIL TAX - BAND E