



Flat 9, Clive Court, 23 Marlborough Road, WESTBOURNE, Dorset BH4 8DE

Guide Price £310,000

brown & kay



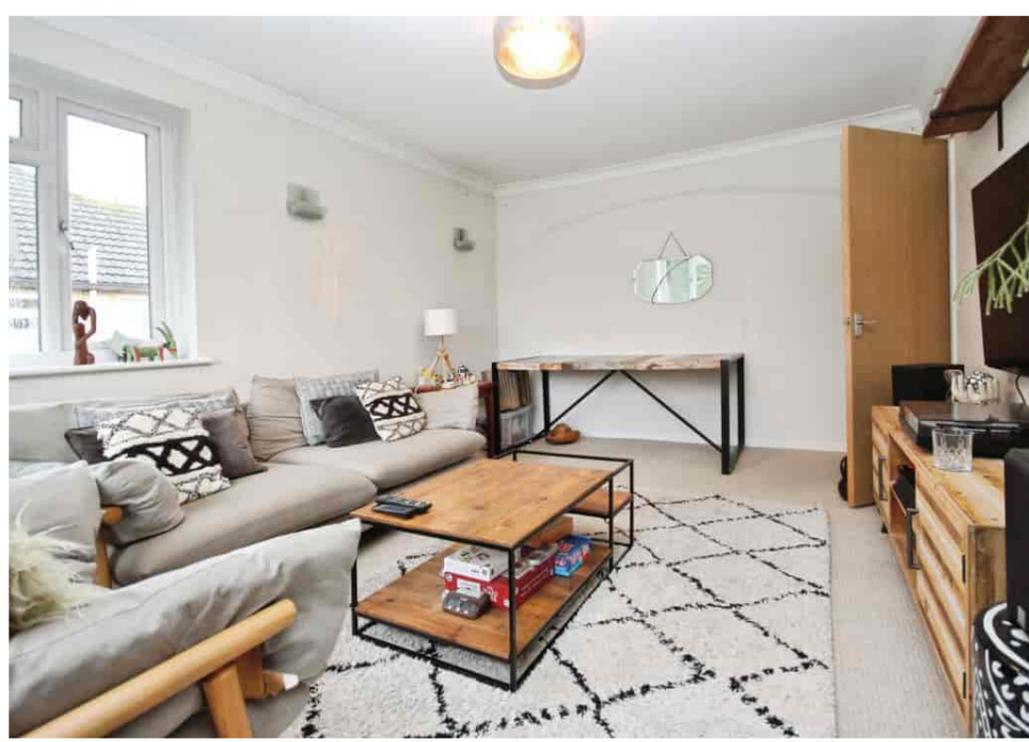
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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR



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THE PROPERTY

Brown and Kay are delighted to market this extremely spacious three bedroom apartment situated on the sought after Golden Grid of Westbourne and within walking distance of golden sandy beaches! The property enjoys a top floor position within this low rise development and internally boasts a dual aspect living/dining room with access to the southerly aspect balcony, three well proportioned bedrooms, a fitted kitchen and bathroom. Additionally, there is the significant advantage of having two garages which provides ample secure parking and storage if required. Offered with no forward chain this home would make an excellent property choice and viewing is highly recommended.

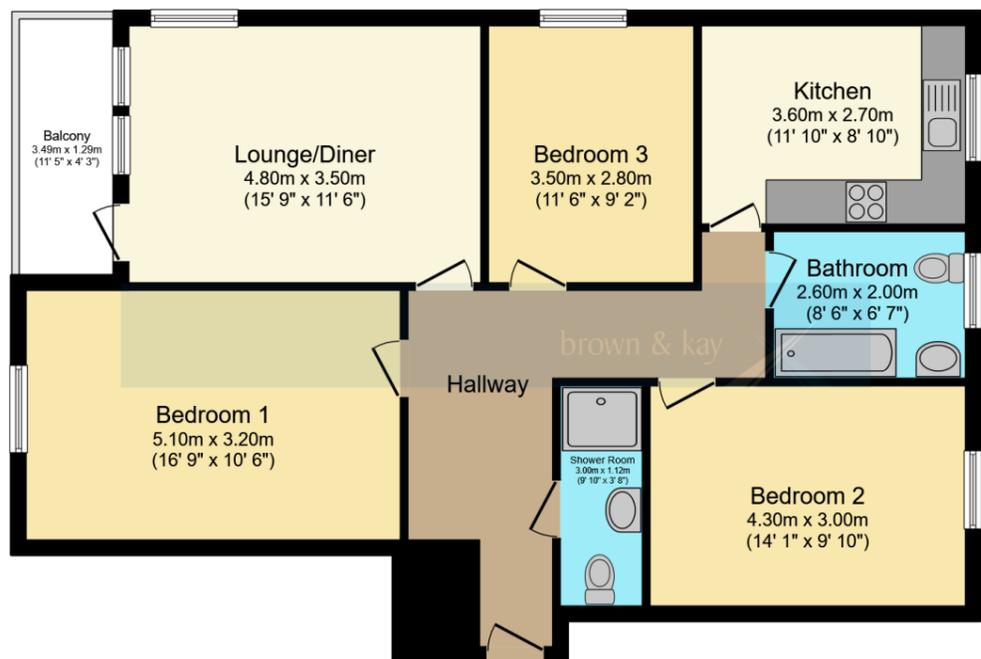
Clive Court enjoys a pleasant position on the highly desirable Golden Grid ideally situated to take advantage of all the area has to offer. Within walking distance you will find the vibrant village of Westbourne with its eclectic mix of cafe bars, restaurants and boutique shops as well as the usual high street names such as Marks and Spencer food hall. Explore in the opposite direction and you will find leafy walks through the Chine which take you directly onto miles upon miles of impressive promenade and golden sandy shores stretching from the famous Sandbanks in one direction to Bournemouth and beyond in the other. The area is also well served with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - Remainder of 999 years
 Service Charge - Approximately £1,480 per annum
 Pets and Holiday Lets - Not permitted
 Management Agent - To be confirmed
 Parking - Two Garages
 Utilities - Mains Gas, Electricity and Water
 Drainage - Mains Drainage
 Broadband - Refer to Ofcom website
 Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - To be confirmed

KEY FEATURES

- NO FORWARD CHAIN
- SOUGHT AFTER GOLDEN GRID LOCATION
- WALKING DISTANCE TO THE BEACH
- CLOSE TO WESTBOURNE AND THE BEACH
- TOP FLOOR APARTMENT
- LOW RISE DEVELOPMENT
- THREE BEDROOMS
- DUAL ASPECT LIVING/DINING ROOM
- SOUTHERLY ASPECT BALCONY
- TWO GARAGES



Total floor area: 92.5 sq.m. (996 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