



7 Chislehurst,
Grosvenor Road, Westbourne, BH4 8BH



A bright and spacious ground floor, 1 bedroom flat with garage situated within a very short walk of Westbourne and offered with no onward chain.

- Westerly facing sitting room
- Double bedroom with fitted wardrobes
- Generous built in storage
- Modern shower room
- Double glazed windows
- Garage
- Long lease and share of freehold
- Well presented throughout
- Electric heating
- Short walk into Westbourne centre
- Less than 1.5km to Alum Chine beach
- No chain

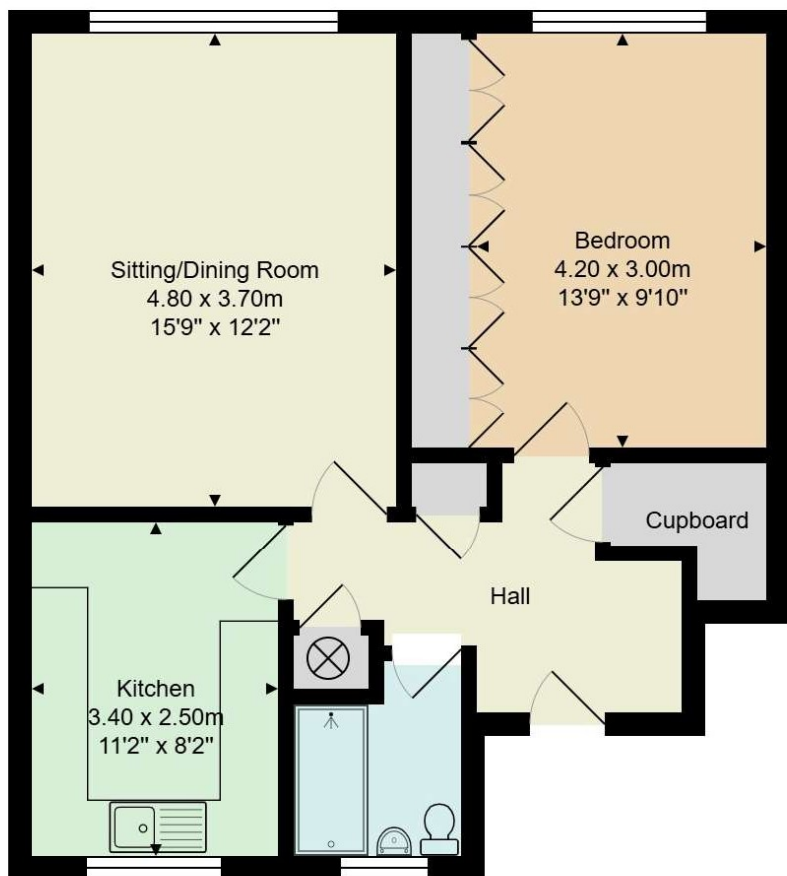
ASKING PRICE:

£220,000 (share of freehold)

EPC RATING:

Band - D





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is located at the north end of Grosvenor Road, lying within a very short, level walk of Westbourne centre. Westbourne is a vibrant village offering an excellent range of independent shops, restaurants and coffee shops together with national chains such as M&S Foodhall, Costa and Starbucks. Alum Chine beach is less than 1.5km away.

THE PROPERTY

The property is a surprisingly spacious, bright ground floor flat. Well maintained and presented the property is ready for immediate occupation.

The accommodation briefly comprises; a communal entrance hall that only gives access to two properties.

Once inside the property there is an entrance hall with three fitted cupboards offering excellent storage. One cupboard houses the hot water cylinder.

The sitting room has feature fireplace and a large, westerly facing window overlooking the gardens. The separate kitchen offers a good range of base and eye level units. There is a cooker, washing machine and fridge/freezer available subject to negotiation.

The double bedroom also overlooks the garden has a good range of fitted wardrobes. The shower has been refitted in recent years with a large walk-in shower.

Outside, Chislehurst is set in well maintained communal gardens. There is a garage block where this property has a single garage.

ADDITIONAL INFORMATION

Council tax – B

Service charge – £662.38 26/12/25 – 25/06/26

Ground rent - nil

Tenure – Leasehold with share of freehold

Lease Term – 999 years from 01/01/2006 – 979 years remaining



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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