

## CRESCENT COURT, CHINE CRESCENT, BOURNEMOUTH, DORSET, BH2

### **£260,000 SHARE OF FREEHOLD**

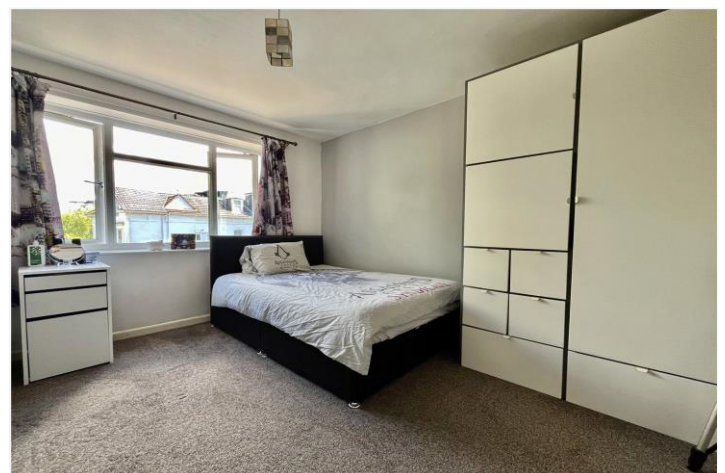
A bright and spacious second floor apartment which is situated in an enviable position just 150 meters from the beach at Durley Chine whilst also being close to both Westbourne and Bournemouth town centres. The property views well with modern accommodation throughout and a large west facing balcony.

Second floor | Two double bedrooms | Large lounge diner | Modern kitchen breakfast room | Bathroom & separate wc | West facing balcony | Close to the beach | New roof fitted in 2022

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





## DESCRIPTION

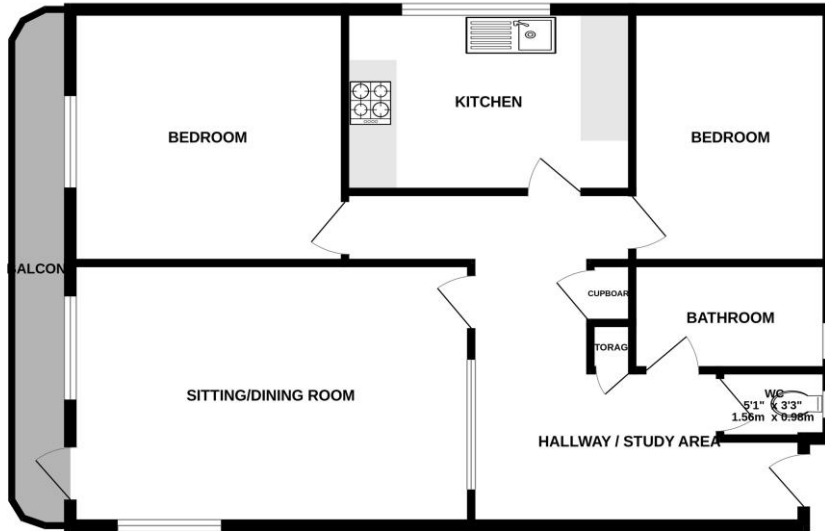
The apartment is situated on the second floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the spacious entrance hall which houses two storage cupboards and doors to principal rooms. The entrance hall lends itself well to be used as a study area.

There is a spacious lounge which can easily accommodate a dining table and benefits from dual aspect windows and access onto the large west facing balcony. The modern kitchen is fitted with the range of base & eye level work units with space and plumbing for domestic appliances and there is room for a table.

There are two double bedrooms with space freestanding furniture and the master room benefits of west facing views across the balcony. The bathroom is tiled with suite comprising WC, wash hand basin and panel bath. There is also a separate WC.

Parking is unrestricted on the road.

SECOND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

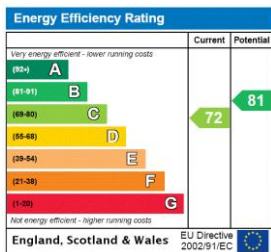
**TENURE:** Share of Freehold 173 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2416 per annum

**AT A GLANCE**

- Second floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen breakfast room
- Bathroom & separate wc
- West facing balcony
- Close to the beach
- New roof fitted in 2022



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