



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

### **£375,000 LEASEHOLD**

This spacious three-bedroom first floor apartment is situated just 150 meters from the award-winning beach at Durley Chine whilst also being a short walk away from the popular shops bars and restaurants of both Westbourne & Bournemouth. The property is in superb order throughout.

Purpose built | First floor | Three double bedrooms | Two modern bathrooms | Lounge diner | Fully fitted kitchen | Excellent storage | Underfloor heating | Balcony | Secure underground parking

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 first floor of this modern development which is situated in an enviable position just 150 meters from the award-winning beach at Durley Chine.

Upon entering there is a spacious hallway which houses two very large storage cupboards and doors to principal rooms.

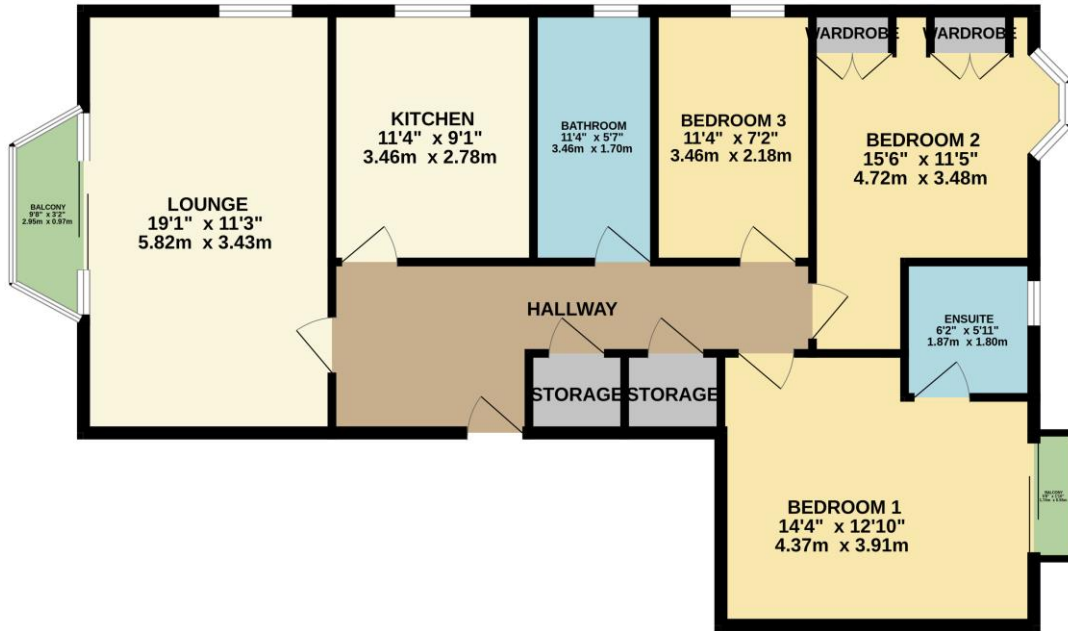
The lounge enjoys a front aspect with dual aspect windows and ample space for a dining table. The kitchen is fitted with a range of base and eye level work units with integrated appliances, a breakfast bar and a cupboard which houses the combination boiler.

There are three generous double bedrooms which are set to the rear of the property. There are fitted wardrobes to both bedrooms one and two and the added benefit of a modern ensuite shower room to the master. The family bathroom comprises of a suite to include WC, wash hand basin and bath with shower over.

There is a private balcony located to the front of the property which is accessed via sliding doors.

An underground parking bay is conveyed with the property.

FIRST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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:** E

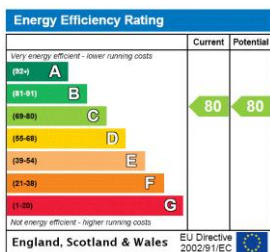
**TENURE:** Leasehold 107

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £3800pa Ground rent £300pa

**AT A GLANCE**

- Purpose built
- First floor
- Three double bedrooms
- Two modern bathrooms
- Lounge diner
- Fully fitted kitchen
- Excellent storage
- Underfloor heating
- Balcony
- Secure underground parking



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