



**SANDRIDGE, DURLEY CHINE ROAD, BOURNEMOUTH, DORSET, BH2**

**£300,000 LEASEHOLD**

An immaculately presented two double bedroom first floor apartment which is situated in an enviable position close to both the award-winning beaches and Westbourne & Bournemouth town centres. The property comprises of stylish contemporary accommodation throughout with an allocated off road parking bay.

First floor | Two double bedrooms | Two contemporary bathrooms |  
Modern kitchen | Lounge diner | Off road parking | Superb location

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 Southwest train service.





## DESCRIPTION

Sandridge is a modern stylish development comprising of 14 privately owned apartments finished to a very high standard.

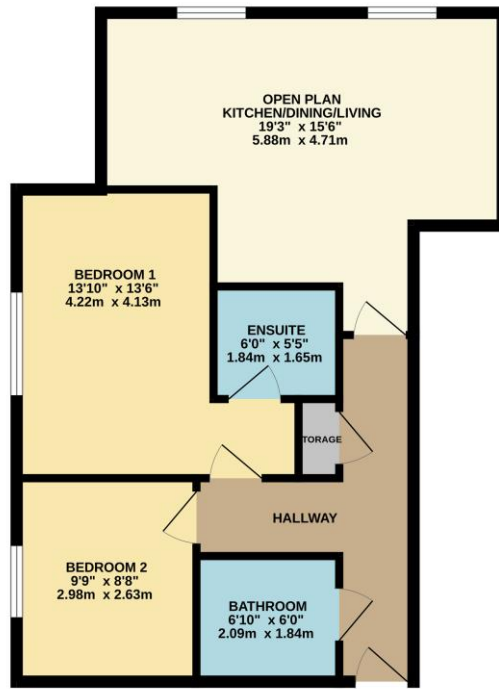
The apartment is situated on the first floor which can be accessed via stairs or lift through well-presented communal hallways. A private front door leads into the entrance hall, which houses a storage cupboard and doors to principal rooms.

A particular feature of the property is the bright and spacious lounge which has ample room for free standing furniture and also benefits from several bright windows. The contemporary kitchen is open plan to the lounge and is fitted with a range of base & eye level work units with integrated appliances and a breakfast bar.

There are two double bedrooms both with space for freestanding furniture, the master bedroom has the added benefit of a stylish ensuite shower room. The family bathroom is tiled and benefits from a suite comprising of a wash and basin inset into a vanity unit, WC and panel bath with shower above.

An allocated parking bay is conveyed with the property. There is also a lawned communal garden which enjoys mature shrub and tree borders.

FIRST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 sq.m.) approx.  
While 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:** C

**TENURE:** Leasehold 115 Years

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- First floor
- Two double bedrooms
- Two contemporary bathrooms
- Modern kitchen
- Lounge diner
- Off road parking
- Superb location

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (90-)                                       | A |                         |           |
| (81-91)                                     | B | 84                      | 84        |
| (69-80)                                     | C |                         |           |
| (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 |           |

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