

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

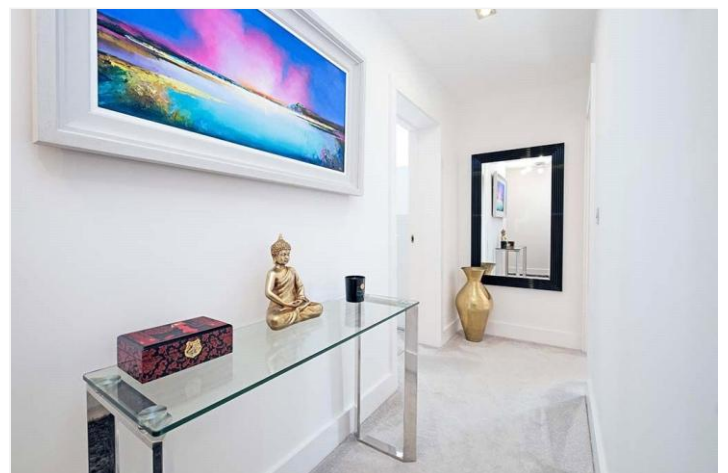
**£300,000 LEASEHOLD**

An immaculate two double bedroom second floor flat situated within a modern purpose development. Situated just 0.4 miles to the beach whilst being a level walk to Westbourne. Comprising modern contemporary accommodation throughout finished to a very high standard.

Modern purpose built development | Second floor, lift to all floors | Two double bedrooms with fitted wardrobes | Two contemporary bathrooms (en suite to master) | Stylish kitchen with open plan lounge diner | Underfloor heating | Allocated off road parking & communal bike store

**Westbourne** | 01202 767633 |

**Winkworth**

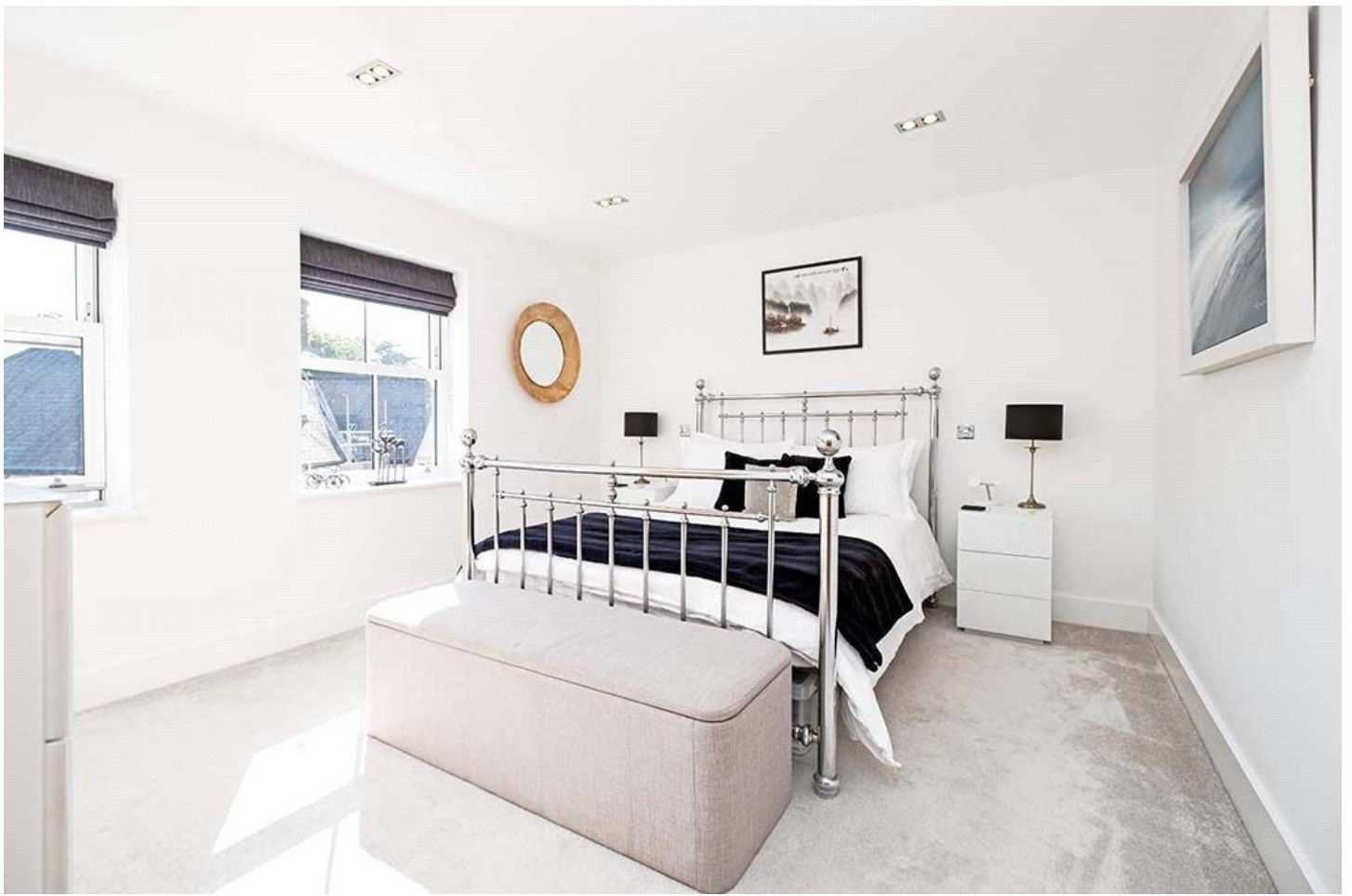


## LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



## DESCRIPTION

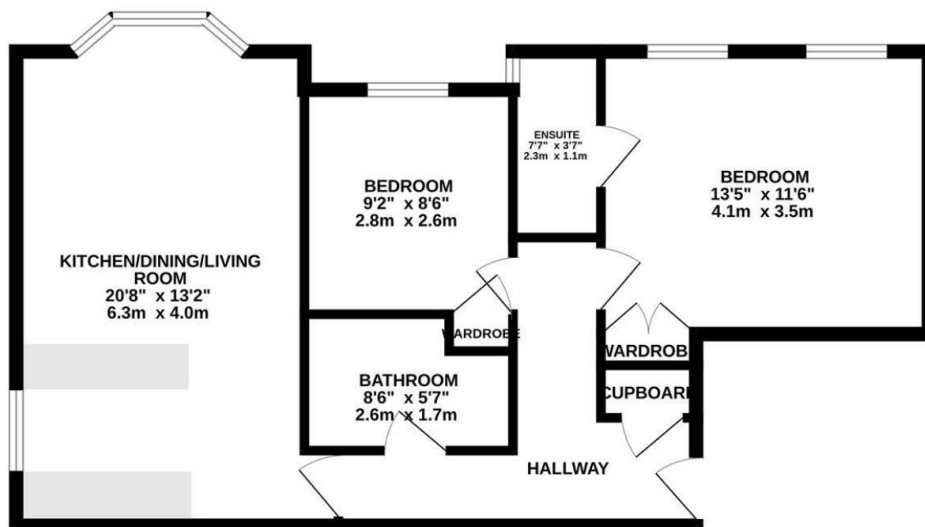
Located in the sought-after area of West Cliff, Bournemouth, this second floor flat is part of a modern purpose-built development with a lift to all floors.

Boasting two double bedrooms with fitted wardrobes and two contemporary bathrooms (including an en-suite to the master). The open plan lounge diner with a stylish kitchen (complete with integrated appliances) provides a bright and airy space, complete with underfloor heating that runs throughout the property for added comfort.

Outside, allocated off-road parking and a communal bike store ensure convenience for residents. The property also benefits from being just 0.4 miles away from the beach, perfect for a leisurely stroll on sunny days. Additionally, Westbourne is just 0.5 miles away, offering a range of shops, restaurants, and amenities.

With a generous size of 753 sqft, this property is in excellent condition and is ideal for those seeking a contemporary living space in a prime coastal location.

SECOND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753sq.ft. (70.0 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:** C

**TENURE:** Leasehold 114 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1300 per annum £350 ground rent

## AT A GLANCE

- Modern purpose built development
- Second floor, lift to all floors
- Two double bedrooms with fitted wardrobes
- Two contemporary bathrooms (en suite to master)
- Stylish kitchen with open plan lounge diner
- Underfloor heating
- Allocated off road parking & communal bike store

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