



SANDRIDGE, DURLEY CHINE ROAD, BOURNEMOUTH, BH2

£350,000

An immaculately presented two bedroom ground floor apartment which benefits from a large private patio and off road parking. Situated in an enviable position just a short walk away from both Westbourne & Bournemouth town centres and the award winning beach. Offered with vacant possession.

Ground floor | Two double bedrooms | Two contemporary bathrooms |
Modern kitchen | Lounge diner | Private patio | 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 South West train service.



DESCRIPTION

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

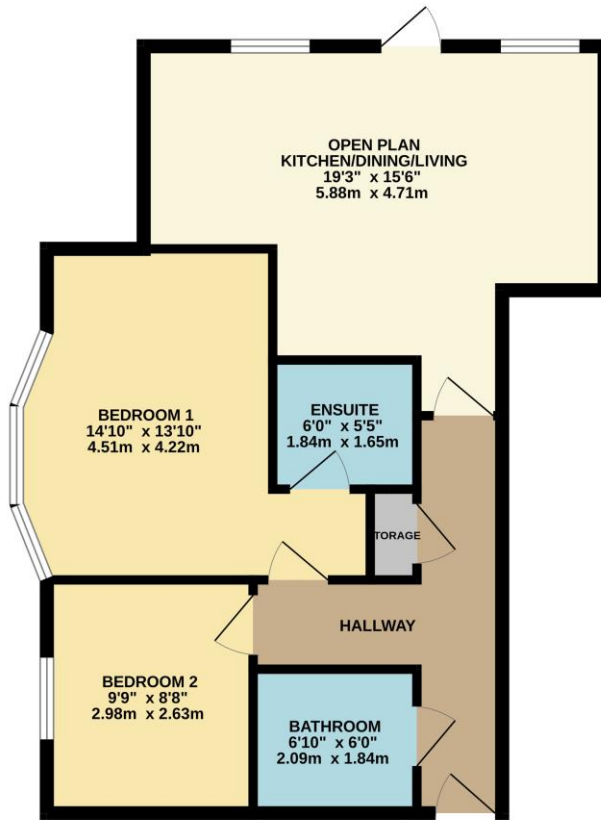
The apartment is situated on the ground floor which is accessed via communal entrance with well presented communal hallways. A private front door leads into the entrance hall, which houses a storage cupboard and doors to principal rooms.

A particular feature of the property is the bright and spacious lounge which has ample room for a dining table, several windows and access through French doors onto the private paved patio. 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 freestanding furniture and a feature bay window and stylish ensuite shower room to the master. The family bathroom is tiled and benefits from a suite comprising of a wash and basin inset into a vanity unit, enclosed cistern WC and panel bath with shower above.

An allocated parking bay is conveyed with the property.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 sq.m.) approx.

If you are considering purchasing this property as a buy-to-let investment, please contact a member of our Lettings team on 01202 767633 for a rental valuation

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BCP

AT A GLANCE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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