



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

OIEO £270,000 LEASEHOLD

This superbly presented first floor apartment is offered with no forward chain. Set in a prime position on the Westcliff just a short walk away from sandy beaches whilst also being close to both Bournemouth and Westbourne which offer a variety of leisure and shopping facilities. Built to a high standard by a local developer the property offers bright, spacious, modern accommodation throughout and must be viewed to be appreciated.

First Floor | Walking Distance to the Beach | Convenient Location |
Balcony | Contemporary Design and Finish | Bright Spacious Rooms
| Secure Underground Parking | Close to Westbourne

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



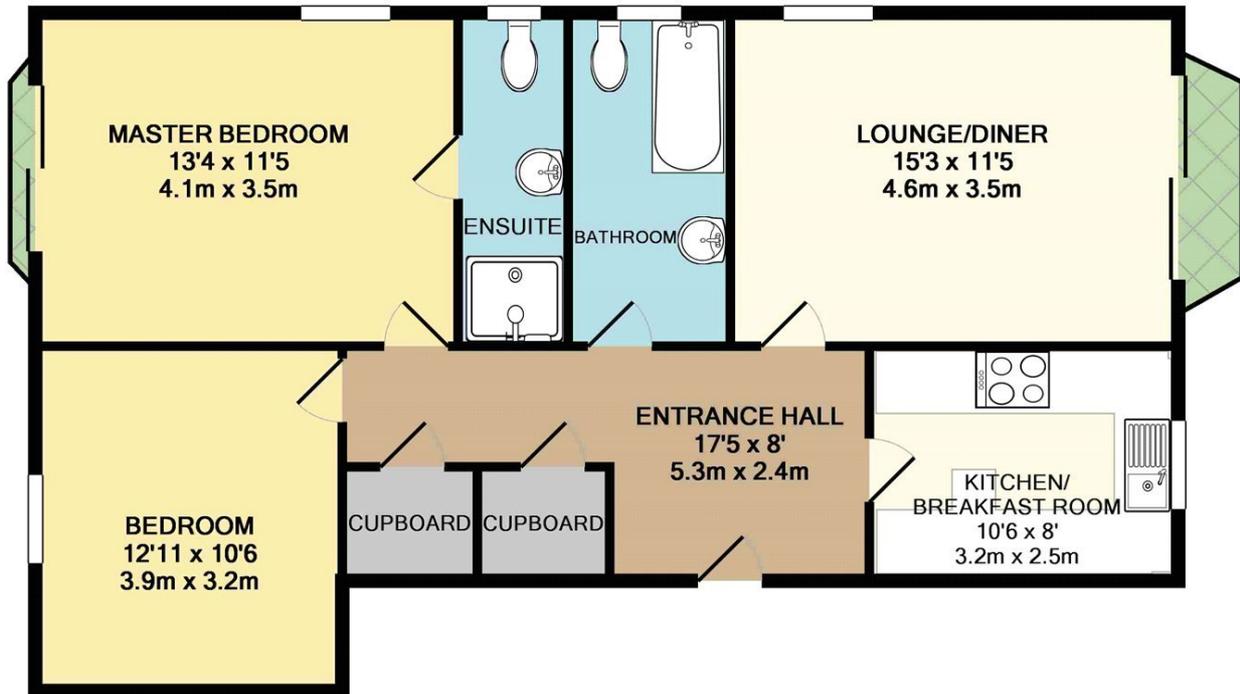
DESCRIPTION

The apartment is situated on the first floor which can be accessed via a lift or stairs through contemporary communal hallways. A private front door leads into the spacious entrance hallway which houses two large storage cupboards with one handily being used to accommodate a condensing tumble drier. The hallway provides doors to all principal rooms.

The living room is a large and bright room benefiting from dual aspects and a large UPVC sliding door which leads to the Westerly facing balcony. There is ample room in the living space for a dining area as well as lounge furniture as required. The kitchen/breakfast room is beautifully fitted with a range of base and eye level work units set over granite tops with integrated appliances and a breakfast bar area with stool seating.

There are two good size double bedrooms situated to the rear of the development with the master bedroom profiting from a small balcony accessed via a sliding UPVC patio door as well as large built in wardrobes. The master also offers a modern ensuite bathroom which is complete with a walk in shower, WC and low level wash hand basin. The family bathroom is tiled and comprises of a contemporary suite to include WC, wash hand basin and panelled bath.

An underground parking space is conveyed with the apartment which is easily accessible via the lift. There is also ample visitor spaces located at the front of the development.



TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

TENURE: Leasehold – 114 Years

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £2750pa

AT A GLANCE

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