



LYNDON GATE, CHINE CRESCENT ROAD, BOURNEMOUTH, DORSET, BH2

£320,000 SHARE OF FREEHOLD

A bright and well presented two double bedroom top floor apartment situated in an enviable location close to local amenities, good transport links and the beach. Offered with vacant possession.

Top floor | Two double bedrooms | Two bathrooms | Large lounge | Modern Kitchen breakfast room | Sunny balcony | Garage | Vacant possession

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



DESCRIPTION

Set in the ever-popular Durley Chine area of Bournemouth, this outstanding top floor flat offers a blend of contemporary style, comfortable living, and an enviable location just moments from the coast. With 809 sqft of thoughtfully designed space, this property is presented in good condition throughout whilst offering vacant possession.

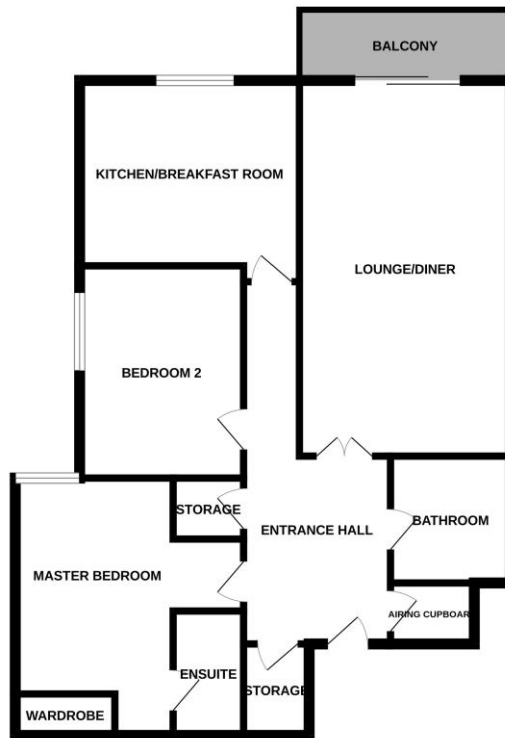
The welcoming entrance leads to a spacious lounge, ideal for relaxing or entertaining, seamlessly extending to a sunny balcony. The modern kitchen/breakfast room is sleek and functional with ample space for a table.

Accommodation comprises two genuine double bedrooms, allowing for flexible living or a dedicated guest room or home office. The master bedroom benefits from a stylish contemporary ensuite, with the second bathroom serving the rest of the flat.

An advantage is the private garage, providing secure parking or valuable extra storage. Situated just 0.3 miles from Bournemouth's golden beaches, outdoor enjoyment and seaside strolls are right on the doorstep. Westbourne's vibrant selection of shops, restaurants, and cafes is within a level, easy walk, and commuters will appreciate the excellent local transport links connecting to the wider region.

Offering a superb lifestyle opportunity in a prime Bournemouth location, this top floor flat is not to be missed.

809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.1 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: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Top floor
- Two double bedrooms
- Two bathrooms
- Large lounge
- Modern Kitchen breakfast room
- Sunny balcony
- Garage
- Vacant possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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