



LYNDON GATE, CHINE CRESCENT ROAD, BOURNEMOUTH, BH2

**£325,000 SHARE OF FREEHOLD**

An incredibly spacious two bedroom apartment set within a well maintained purpose built development which is situated in an enviable position just 200 meters from the beach at Durley Chine whilst also being close to the popular shops, bars and restaurants at both Westbourne & Bournemouth. The property would benefit from some internal refurbishment to realise its true potential.

Second floor | Two double bedrooms | Two bathrooms | Large lounge |  
Kitchen breakfast room | Sunny balcony | Garage

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.



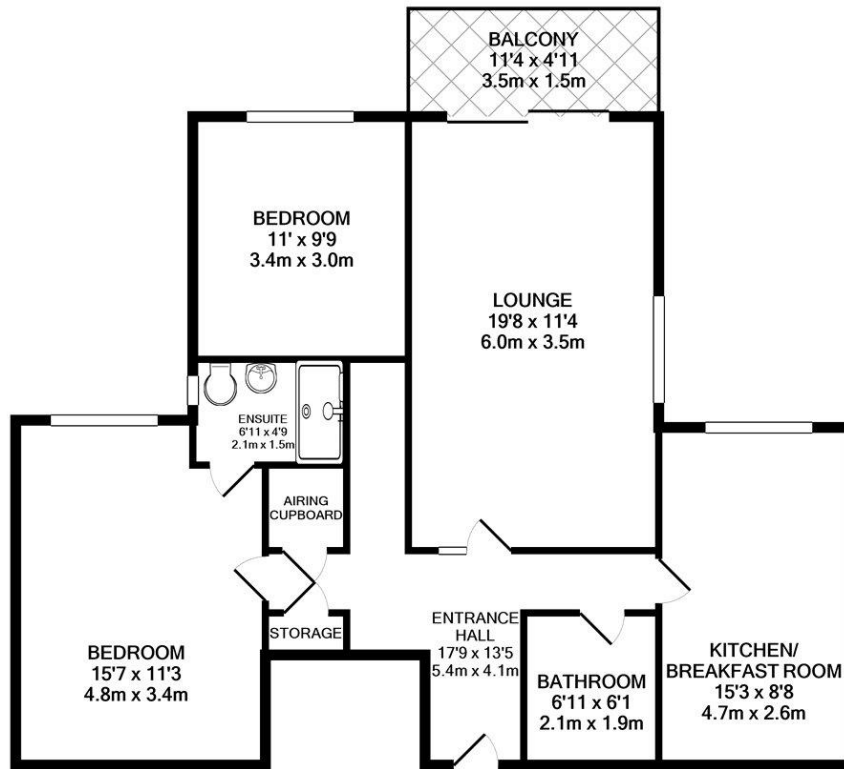
## DESCRIPTION

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

The bright lounge is a particular feature of the property benefiting from dual aspect windows and sliding patio doors which lead out onto the sunny balcony. There is also ample room for dining table. The kitchen breakfast room is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and there is ample room again for a table.

There are two good sized double bedrooms both with space for freestanding furniture and the added benefit of fitted wardrobes and an ensuite shower room to the master bed. The family bathroom is tiled and comprises of suite to include WC, wash handbasin and panelled bath with shower above.

A garage is conveyed the property.



TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 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:** E

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

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