



LYNDON GATE, CHINE CRESCENT ROAD, BOURNEMOUTH, BH2

£325,000 SHARE OF FREEHOLD

An immaculately presented two double bedroom first floor apartment which is situated in a well maintained purpose built development of apartments which are just 600 yards from the beach whilst also being close to the shopping facilities of both Westbourne & Bournemouth.

The property offers bright and spacious accommodation throughout and is offered with vacant possession.

First floor | Two double bedrooms | Lounge diner | Modern kitchen
breakfast room | Two contemporary bathrooms | Balcony | Garage

Westbourne | 01202 767633 |





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.



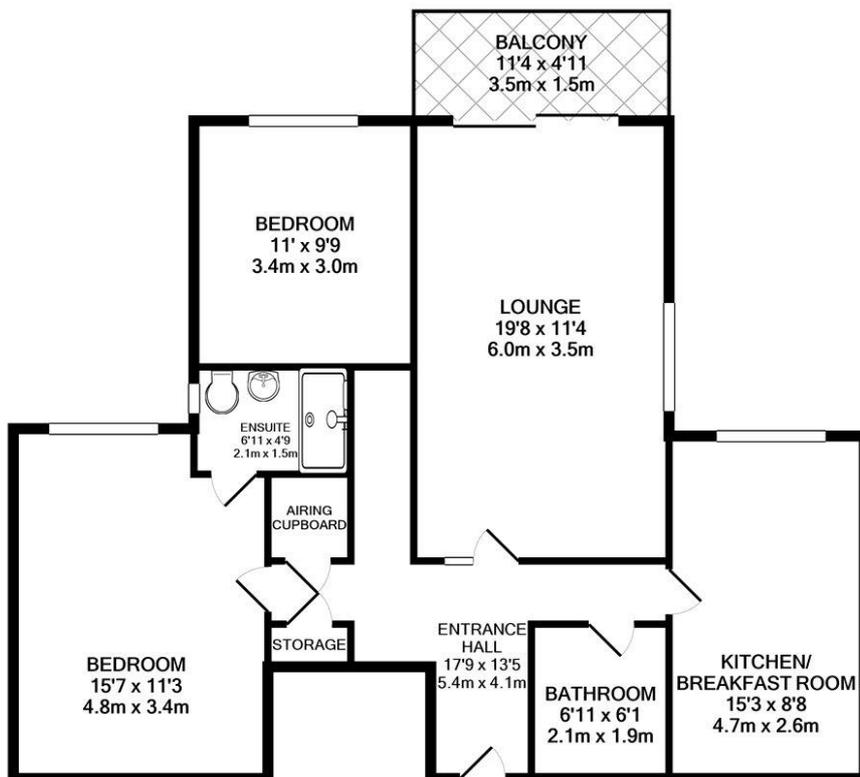
DESCRIPTION

The apartment is situated on the first floor which can be accessed via lift or stairs through well presented communal hallways which are being fully re-carpeted and redecorated w/c 18th of October 2021. A private front door then leads into the entrance hallway which houses an airing cupboard, storage cupboard and doors to principal rooms.

The bright lounge is a good size with ample room for dining table. There are dual aspect windows and a sliding patio door which leads out onto the balcony which looks directly over the communal gardens. The contemporary kitchen is fitted with a range of base and eye level work units with integrated appliances, inset LED lighting and ample room for a dining table.

There are two generous double bedrooms both with fitted wardrobes and the added benefit of a contemporary ensuite shower room to the master bed. The family bathroom has been completely refurbished with a new contemporary suite comprising of a WC, wash hand basin and panelled bath.

A garage is conveyed with 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

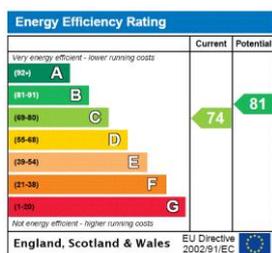
COUNCIL TAX BAND: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- First floor
- Two double bedrooms
- Lounge diner
- Modern kitchen breakfast room
- Two contemporary bathrooms
- Balcony
- Garage



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