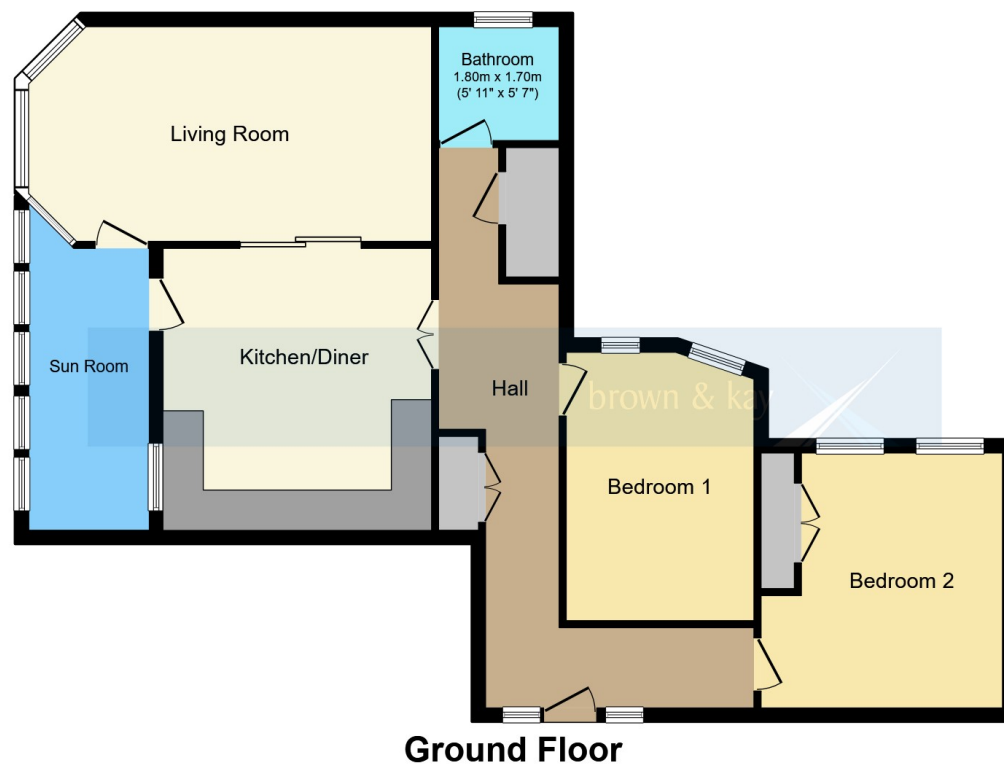




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



Flat 4, Fountain Court 19 Durley Gardens, DURLEY CHINE BH2 5HZ Guide Price £425,000

The Property

Brown and Kay are delighted to market this beautifully presented home well located just steps from Bournemouth's glorious sandy beaches. Positioned on the upper ground floor, within this character period building, the home affords bright and generously proportioned accommodation to include a 19' living room with feature bay window looking straight out to sea. It also has a generous, well fitted kitchen/dining room with integrated appliances and occasional sea views as well as two good size bedrooms, bathroom and separate shower room and toilet. One of the outstanding features of this property is the enclosed balcony / sun room which provides views out to the sea and captures the sun and the light all year round. This property occupies a fantastic spot on the cliff top within strolling distance of the Bournemouth town centre and the pier in minutes with its wide and varied range of shopping and leisure pursuits, as well as Westbourne with its eclectic mix of cafe bars, restaurants, boutique shops and Marks & Spencer food hall also within a comfortable reach.

The beach can be accessed directly in front of the property and through the Chines, which give access to miles upon miles of golden sandy beaches together with promenade stretching to Southbourne and beyond in one direction, and the famous Sandbanks in the other. The property also benefits from its own private car park and additionally there is free on road parking all year. This beautiful property would make an ideal place to live for beach lovers, a holiday home investment or as a rental property.

ENTRANCE HALL

With access to the following rooms.

LIVING ROOM

19' 10" x 10' 4" (6.05m x 3.15m) A bright spacious room with sea views - large feature bay window, high ceilings, double doors to kitchen.

KITCHEN/DINING ROOM

14' 9" x 13' 3" (4.50m x 4.04m) Equipped with a range of wall and base units with contrasting work surfaces and tiled surround, range of integrated appliances.

SUN ROOM

A place to relax and soak up the gorgeous views of the sea and the green and woodland.

BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m) Side aspect window, radiator, built-in wardrobe.

BEDROOM TWO

13' 4" x 9' 1" (4.06m x 2.77m) Rear aspect window, radiator, fitted wardrobes.

SHOWER ROOM

Suite comprising shower cubicle, w.c. and wash hand basin.

BATHROOM

Suite comprising bath with shower and screen, w.c. and wash hand basin.

PARKING

There is use of a parking space, this is by way of an 'informal' arrangement.

TENURE - SHARE OF FREEHOLD

Length of Lease - Remainder of a 999 year lease
Maintenance - £2,500.00 per annum (approximately)

COUNCIL TAX - BAND C