



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(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



rightmove
find your happy

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 20, 1 Ashdown, Chine Crescent Road, Bournemouth BH2 5LJ

£325,000

The Property

Located in this fantastic spot moments from glorious beaches is this generous two bedroom, sixth floor apartment with sea views. The property boasts many benefits to include a large light and airy lounge/dining room with south facing balcony off, fitted kitchen, two double bedrooms with views over to Old Harry Rocks and bathroom, there is also secure large garage plus a share of the freehold. This home would make a perfect holiday - lock up and leave or a main home alike, viewing recommended.

Ashdown occupies a super position in the sought after Durley Chine being within leisurely walking distance of golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The bustling town of Bournemouth itself is close by and there you can enjoy its wide range of shopping and leisure pursuits, whereas the more laid back Westbourne is also within comfortable reach and offers more of an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE HALL

Secure entry system, lift and stairs to the sixth floor.

GENEROUS RECEPTION HALL

A generous reception hallway with useful built-in storage.

LOUNGE/DINING ROOM

12' 03" x 22' 06" (3.73m x 6.86m) A well proportioned, dual aspect, bright room with pleasant outlook, sliding doors to the balcony, electric radiator.

BALCONY

A good size south facing balcony with sea views

KITCHEN

11' 09" x 8' 09" (3.58m x 2.67m) Fitted with a range of wall and base units with roll edge work surfaces, space for free standing appliances, fitted oven and hob.

BEDROOM ONE

14' 9" x 12' 0" (4.50m x 3.66m) UPVC double glazed window to the front aspect, storage heater, built-in wardrobes.

BEDROOM TWO

12' 9" x 11' 08" (3.89m x 3.56m) UPVC double glazed window to the front aspect, built-in wardrobes, storage heater.

BATHROOM

Suite comprising large bath with shower over, w.c. and wash hand basin. UPVC frosted double glazed window.

GARAGE

Large garage with power & lighting

COMMUNAL GROUNDS

Ashdown sits in well maintained communal grounds with a mix of planting and mature trees.

TENURE - SHARE OF FREEHOLD

Length of Lease – remainder of a 999 year lease

Maintenance - £3260.00 per annum

Management company – Rebbeck brothers

COUNCIL TAX - BAND D