

Durley Chine Court
36 West Cliff Road, Bournemouth BH2 5HJ
£325,000 Share of Freehold

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Property Summary

Stylish Art Deco-Inspired coastal apartment with two double bedrooms, private balcony with woodland views, lift access and moments from Durley Chine Beach.



Key Features

- Art Deco-inspired coastal 2nd floor apartment
- Private balcony with woodland views
- Spacious living room with doors to a private balcony
- Shaker-style kitchen with integrated appliances
- Two double bedrooms with balcony access
- Family bathroom
- Residents' parking & secure bike room
- Well-maintained communal gardens
- Private rear gate leading directly to a leafy footpath to the beach
- No forward chain



About the Property

Occupying a desirable position on Bournemouth's sought-after wooded West Cliff, this light and airy two-bedroom second-floor apartment forms part of a superb Art Deco-inspired development, just moments from the golden sands of Durley Chine beach via a charming woodland pathway.

Accessed via a secure intercom entry system, the apartment is reached by stairs or lift and opens into a well-presented hallway with two handy storage cupboards. The modern shaker-style kitchen is fitted with an excellent range of eye- and base-level units and includes quality integrated appliances—fridge, freezer, oven with hob and extractor, and washing machine. A discreet door leads out to the fire exit for added convenience.

The spacious living room is a standout feature, beautifully lit by its west-facing aspect and boasting a striking stone fireplace as the central focal point. From here, doors open onto a superb private balcony terrace, which stretches the full width of the apartment and provides a tranquil setting among the treetops—ideal for al fresco dining or relaxing.

Both bedrooms are comfortable doubles, with the main bedroom also enjoying direct access to the balcony. The family bathroom is tastefully appointed with a contemporary white three-piece suite, including a bath with overhead shower.

Externally, the development offers residents permit parking, a secure bike room, and well-maintained communal gardens. A private rear gate leads directly to a leafy footpath that meanders down to the beach, offering an enviable seaside lifestyle.

This charming apartment would suit a range of buyers, from professionals and downsizers to those seeking a stylish coastal retreat or investment property.

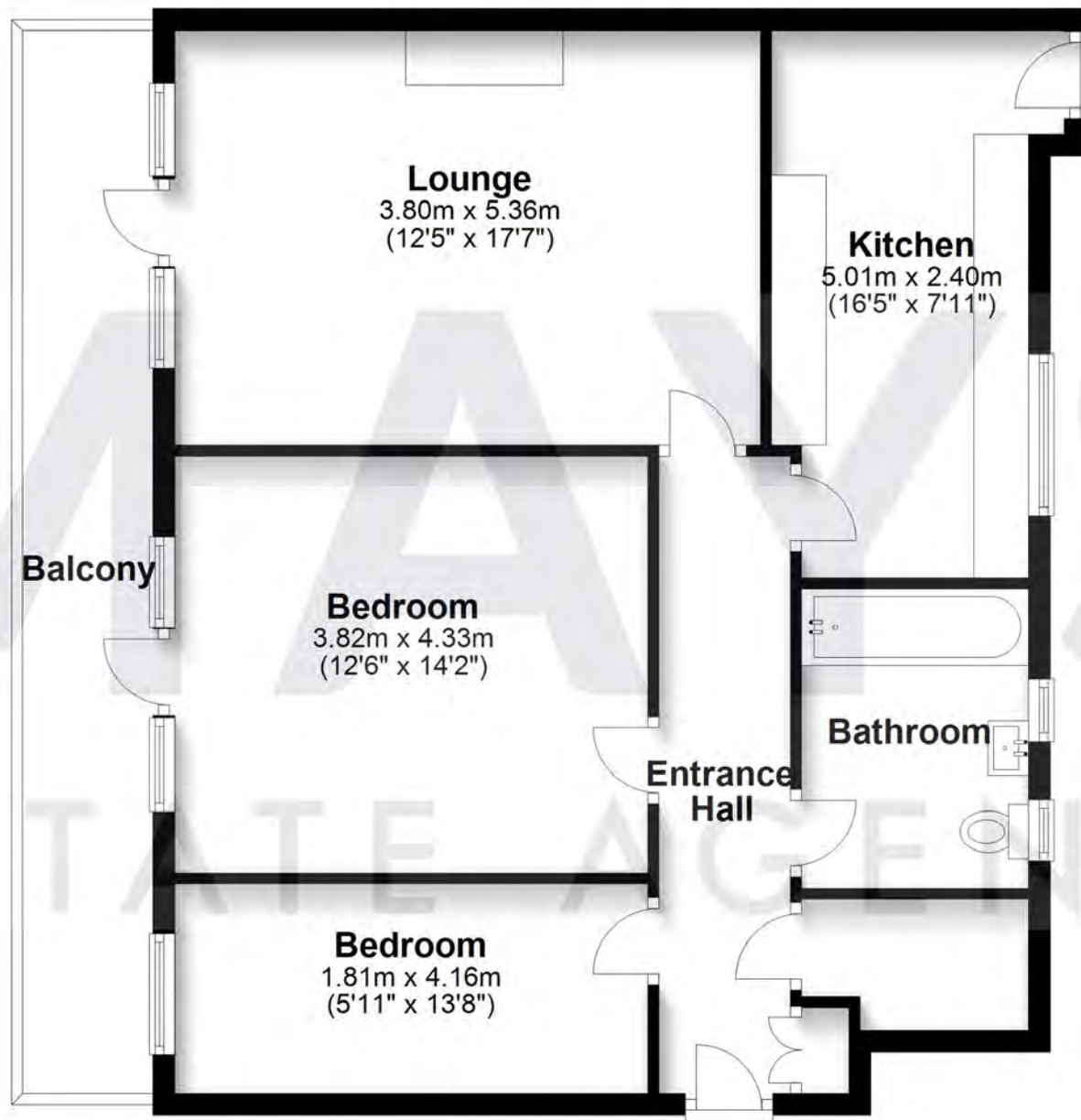
Tenure: Share of Freehold, 999 year lease from 2020

Council Tax Band: C (BCP Council)

Service Charge: £2023 per annum plus £270 per annum towards the development's reserves. Communal gas central heating and hot water, water and sewage, gardener, insurance & communal cleaner included

We have been advised that holiday lets/Airbnb are not permitted. Pets are permitted upon application, which must be approved.

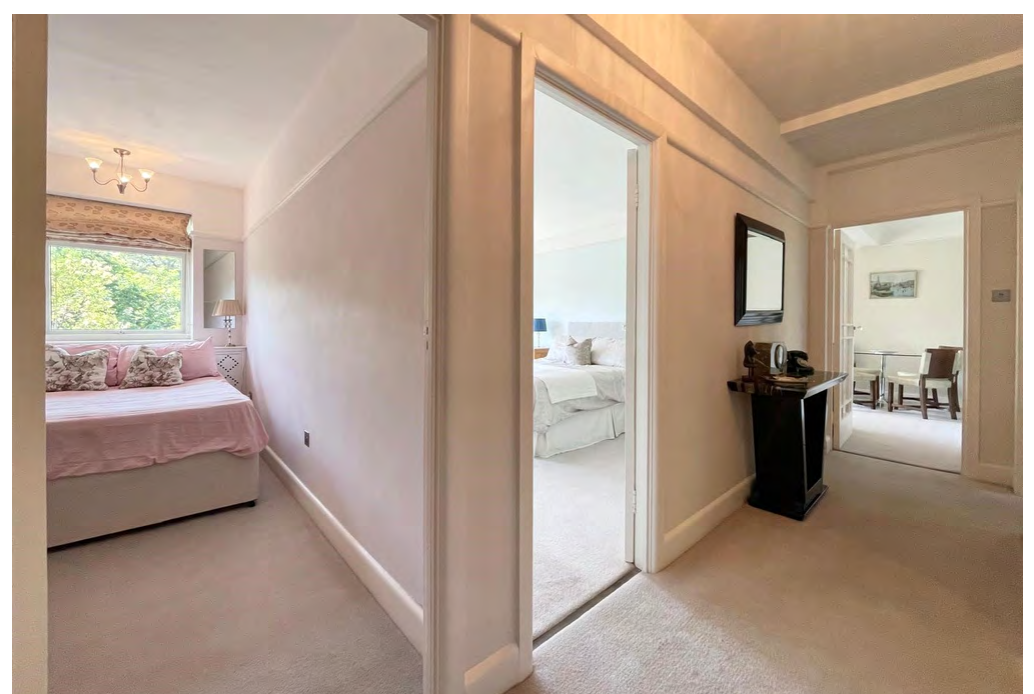
Second Floor



Total area: approx. 74.0 sq. metres (796.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Situated in the highly prestigious location of West Cliff, located within a few minutes' walk of the town centres 7 miles of award-winning sandy beaches. The property is a short distance from Bournemouth's vibrant range of shops, theaters and restaurants. The town hosts the Russell Cotes Art Gallery & Museum and the Bournemouth Natural Science Museum. There are also excellent transport links nearby.

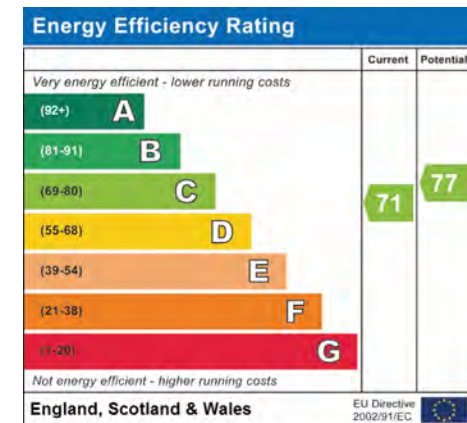
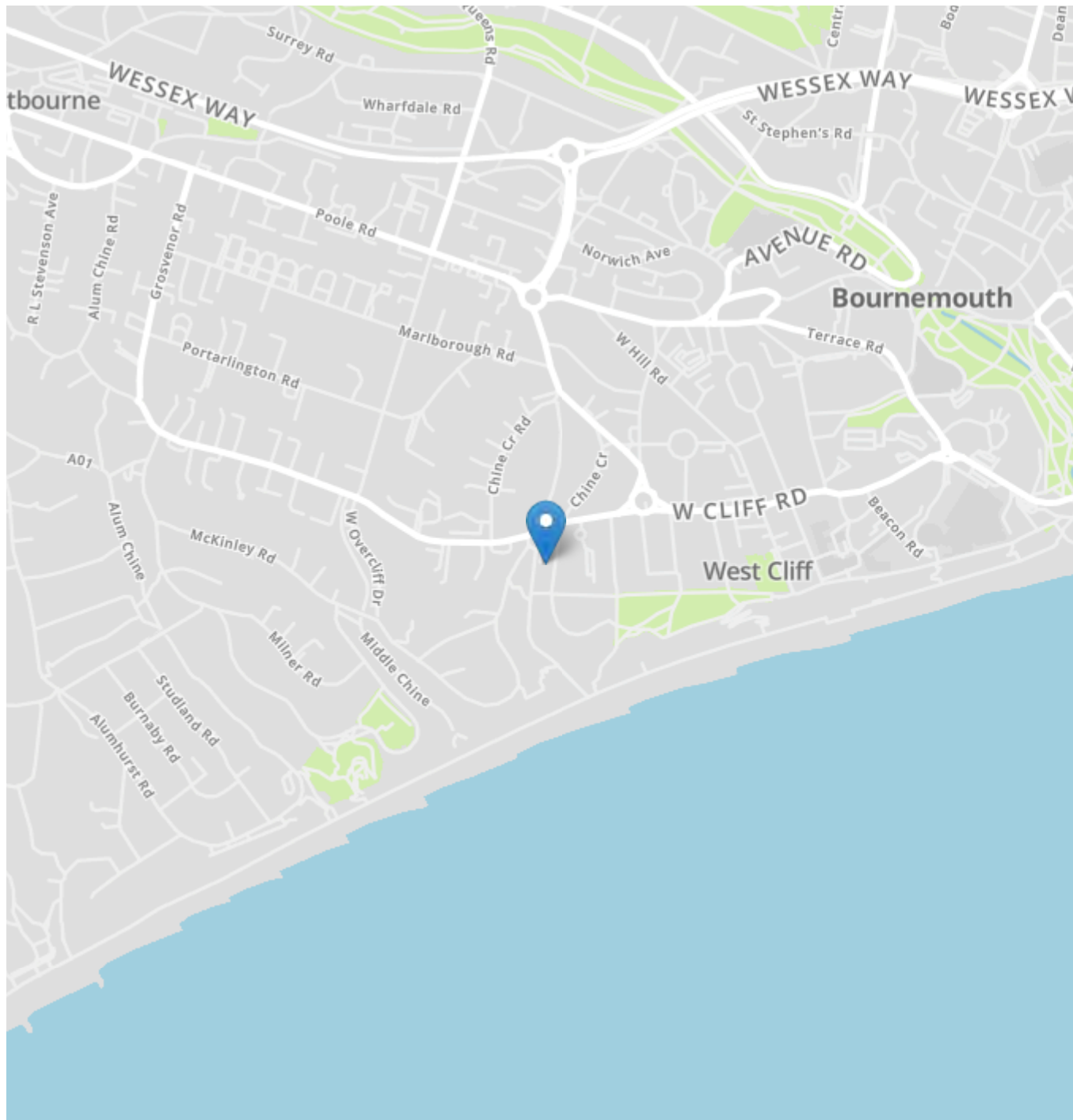


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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