



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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		

TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix 62025



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



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





Flat 12, Chine Grange, 8 Chine Crescent Road, DURLEY CHINE BH2 5LL

£325,000

The Property
Brown and Kay are pleased to offer for sale this bright and spacious two bedroom apartment located in this sought after spot moments from the beach. The apartment is positioned on the ground floor and benefits from a spacious entrance hall, 20' lounge/dining area, terrace with pleasant southerly aspect, two good size bedrooms, en-suite shower room and main bathroom. Additionally, there is a garage conveyed with the property and no forward chain making this a must see home.

The property occupies a fantastic spot located moments from glorious sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bournemouth town centre which offers a comprehensive range of shopping and leisure pursuits is close by as is Westbourne village which offers an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

- ENTRANCE HALL**
Secure entry phone system, coat storage cupboard, linen cupboard.
- LIVING ROOM**
20' 5" x 11' 4" (6.22m x 3.45m)
Double aspect double glazed window to side aspect and sliding patio doors to terrace.
- TERRACE**
Southerly aspect with space for table and chairs and a pleasant outlook.
- KITCHEN**
15' 3" x 8' 8" (4.65m x 2.64m)
Double glazed window to rear aspect, integrated fridge/freezer, oven, gas hob with extractor over, integrated dishwasher, space for washer/dryer, space for table and chairs.
- BEDROOM ONE**
15' 3" x 11' 4" (4.65m x 3.45m)
Double glazed window to rear, fitted wardrobes, door to en-suite.
- EN-SUITE**
Frosted double glazed to side aspect, heated towel rail, WC, wash hand basin, shower cubicle.
- BEDROOM TWO**
11' 0" x 9' 9" (3.35m x 2.97m)
Double glazed window to rear aspect.

- BATHROOM**
Bath with mixer taps, wash hand basin, WC and radiator.
- GARAGE**
A garage is conveyed with the property.
- MATERIAL INFORMATION**
Tenure – Share of Freehold
Length of Lease –983 years left
Maintenance – £2981 per annum
Ground Rent – Nil
Management Agent – Burns Hamilton
Parking – Garage
Pets & Holiday Lets - Not permitted
Utilities – Mains Electric, Mains Gas, Mains Water
Drainage – Mains Drainage
Broadband – Refer to Ofcom website
Mobile Signal – Refer to Ofcom website
Council Tax – E
EPC Rating – C