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20, Seamoor Road, Bournemouth, Dorset, BH4 9AR





THE PROPERTY

Brown and Kay are delighted to be favoured with instructions to market this bright and well presented third (top) floor apartment located in a sought after spot. The apartment arguably occupies one of the best positions within the development and enjoys a lovely tree top outlook over the surrounding area. The well arranged accommodation boasts a large lounge with separate dining area, well fitted kitchen, two double bedrooms with en-suite to the master, and two generous balconies. Furthermore, there is lift access, a garage in a block and a share of freehold. Offered with no onward chain this would make a fabulous holiday home or main home alike.

Chine Crescent House is well located just yards away from beach walks at Durley Chine and cliff top footpaths, you can also take a leisurely stroll either way along the promenade and enjoy miles upon miles of equally impressive golden beaches. Bournemouth town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities and in the opposite direction is the vibrant village of Westbourne with an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 946 years (999 years from 25 March 1973)
 Maintenance - Approximately £905 per quarter including water, sewerage, buildings insurance and gardening.
 Management Agent - Burns Hamilton (Burns Property Management & Lettings Ltd)
 Pets and Holiday Lets - Not permitted
 Parking - Garage plus visitor parking
 Utilities - Mains Gas, Electricity and Water
 Drainage - Mains Drainage
 Broadband and Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - D

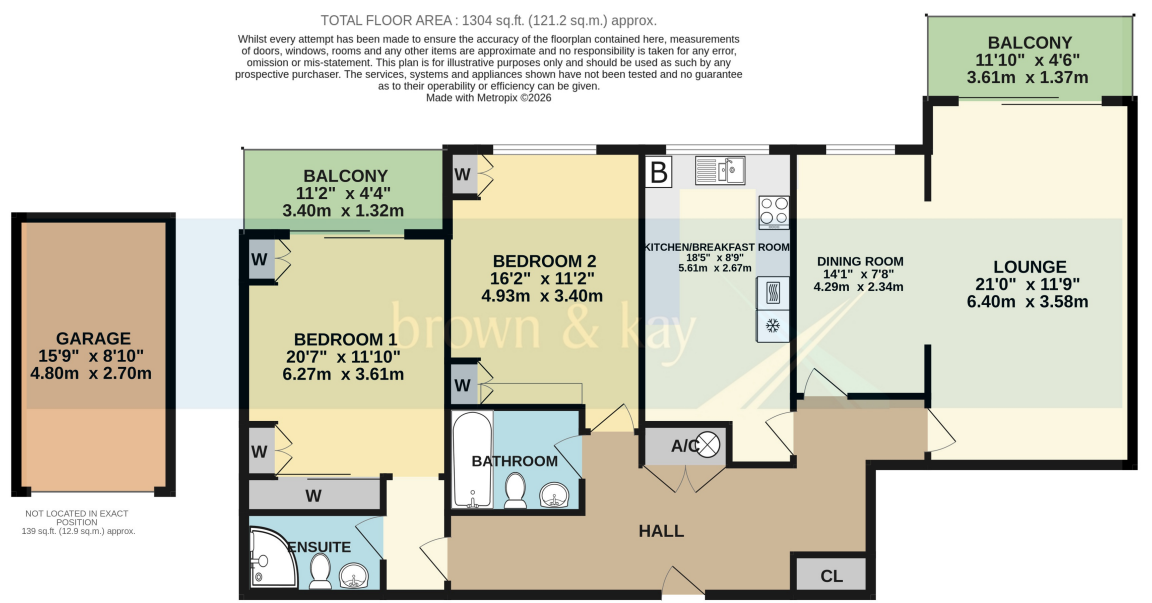
KEY FEATURES

- NO FORWARD CHAIN
- TOP FLOOR WITH LIFT ACCESS
- TWO BALCONIES
- 21' LOUNGE WITH SEPARATE DINING AREA
- LOVELY TREE TOP OUTLOOK
- GOOD SIZE KITCHEN
- TWO GENEROUS BEDROOMS
- EN-SUITE SHOWER ROOM AND MAIN BATHROOM
- GARAGE
- MOMENTS FROM THE BEACH

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	79
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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.
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NOT LOCATED IN EXACT POSITION
 139 sq.ft. (12.9 sq.m.) approx.

3RD FLOOR
 1165 sq.ft. (108.2 sq.m.) approx.