



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



rightmove
find your happy

Made with Metropix ©2014

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 3, The Lighthouse 15 Chine Crescent Road, Bournemouth BH2 5DA

£325,000

The Property

Brown and Kay are delighted to market this lovely two bedroom apartment located on the ground floor of this modern development. This well presented home boasts many features such as underfloor heating, a generous living/dining room with double glazed doors to the terrace, open plan well fitted kitchen with integrated appliances, an en-suite shower room for added comfort and convenience, and there is also the benefit of a parking space. Whether you are looking for a permanent or second home close to the beach, this wonderful apartment is a must see!

The Lighthouse occupies a fantastic position moments from Durley Chine beaches with miles upon miles of impressive sandy shores and promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The vibrant town centre of Bournemouth is within walking distance and there you can indulge in the many restaurants, shopping and leisure amenities and Westbourne which has a more laid back vibe and an electric mix of cafe bars and boutique shops, as well as high street names such as Marks and Spencer food hall, is also within comfortable reach. The area is also well served with transport links to include main line rail station at Bournemouth and bus services which operate to surrounding areas.

AGENTS NOTE - PETS AND HOLIDAY LETS

Neither pets nor holiday lets are permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

Secure entry system.

ENTRANCE HALL

Wood flooring, storage cupboard, fuse box, further storage cupboard.

LOUNGE/DINING ROOM

20' 11" x 12' 0" (6.38m x 3.66m) Double glazed door to the terrace, double glazed windows, space for dining table, wood flooring.

KITCHEN AREA

11' 2" x 10' 9" (3.40m x 3.28m) Double glazed side and front aspect windows, excellent range of wall and base units including electric hob with matching oven under, integrated dishwasher, integrated fridge and freezer, space and plumbing for washing machine, further storage cupboard, wood flooring.

BEDROOM ONE

13' 0" x 10' 7" (3.96m x 3.23m) Double glazed full drop window with pleasant aspect, wood flooring.

EN-SUITE SHOWER ROOM

10' 7" x 4' 3" (3.23m x 1.30m) Double glazed window to the side, low level w.c., wash hand basin, shower cubicle with wall mounted shower. Heated towel rail, tiled walls and flooring.

BEDROOM TWO

13' 0" x 9' 5" (3.96m x 2.87m) Double glazed full drop window to the side, wood flooring.

BATHROOM

7' 8" x 6' 2" (2.34m x 1.88m) Panelled bath with mixer taps and wall mounted shower, low level w.c. and wash hand basin. Tiled walls and flooring, heated towel rail.

GROUNDS

The Lighthouse sits in established grounds with mature planting and lawn to the rear.

PARKING SPACE

A parking space is conveyed with the property.

TENURE - LEASEHOLD

Length of Lease - 125 years from 2008
Maintenance - £2,357.50 for the year 2023 to include the underfloor heating, water and sewerage.
Ground Rent - £350 per annum
Management Agent - Burns Hamilton

COUNCIL TAX - BAND