



27b Durley Chine Road South, Bournemouth, Dorset BH2 5JT

£240,000

brown & kay



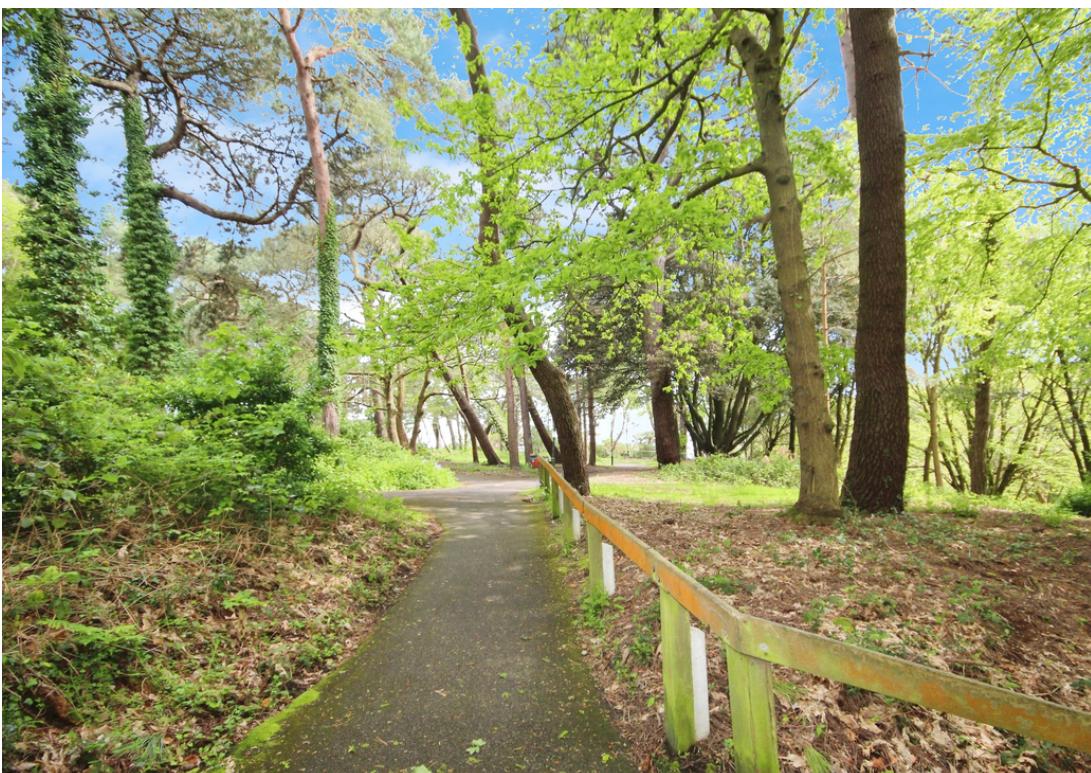
DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

rightmove 
find your happy

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



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995



THE PROPERTY

A beautifully presented two bedroom apartment, ideally situated on the top floor of an attractive character building. The generous and well proportioned interior features a generous 17ft open plan kitchen/living room, there are two double bedrooms and a family bathroom with additional storage. Additional benefits include an allocated parking space and a share of the freehold — making this an exceptional home ready to move straight into. Early viewing is highly recommended.

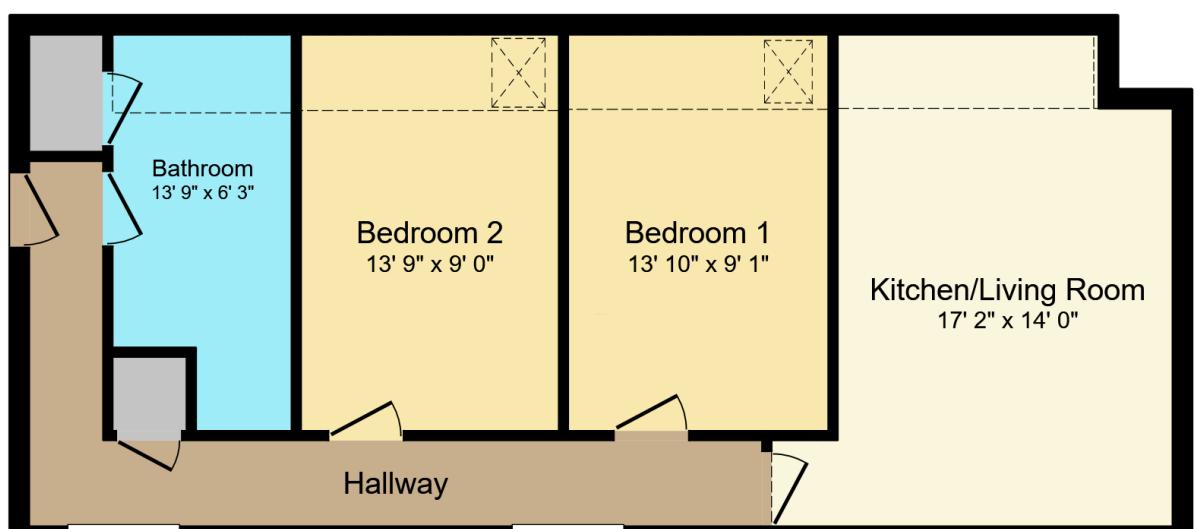
This home occupies a fantastic position, enviably located just moments to cliff top walks, wooded footpaths and Chine walks which meander down to glorious sandy shores with promenade stretching to the bustling town of Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Explore in the opposite direction and you will find yourself in the heart of Westbourne which has a more relaxed atmosphere 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. The area is also well served with bus services operating to surrounding areas and main line train stations at nearby Branksome and Bournemouth with links to London Waterloo.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 111 years remaining
 Maintenance - As & When, split three ways.
 Buildings Insurance - £666.67 per annum.
 Management Agent - Self managed.
 Parking - Allocated parking space.
 Utilities - Mains Gas, Electricity & Water
 Drainage - Mains Drainage
 Broadband & Mobile Signal - Refer to Ofcom website
 Council Tax - Band B
 EPC Rating - C

KEY FEATURES

- TWO DOUBLE BEDROOMS
- TOP FLOOR APARTMENT (NO LIFT)
- SHARE OF FREEHOLD
- PARKING - FIRST COME FIRST SERVED
- COUNCIL TAX - BAND B
- MODERN KITCHEN AND BATHROOM
- SOUGHT AFTER AREA MOMENTS FROM THE BEACH!
- CLOSE TO WESTBOURNE
- MUST SEE HOME
- WELL PRESENTED HOME



Floor Plan
 Floor area 679 sq.ft.

Total floor area: 679 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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			