



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	71	
(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	



Floor Plan

Floor area 81.7 sq.m. (880 sq.ft.) approx

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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Flat 5, Ashdown, 1 Chine Crescent Road, DURLEY CHINE BH2 5LJ

Offers in Excess of £300,000

The Property

Located in this fantastic spot moments from glorious beaches is this generous two bedroom, first floor apartment. The property is offered for sale with no forward chain and boasts many benefits to include a large light and airy lounge/dining room with enclosed balcony off, fitted kitchen, two double bedrooms and shower room, there is also secure underground parking plus a share of the freehold. This home would make a perfect holiday - lock up and leave or a main home alike, viewing recommended.

Ashdown occupies a super position in the sought after Durley Chine being within leisurely walking distance of golden sandy beaches and promenade which stretches to Bournemouth and beyond in one direction and the famous Sandbanks in the other. The bustling town of Bournemouth itself is close by and there you can enjoy its wide range of shopping and leisure pursuits, whereas the more laid back Westbourne is also within comfortable reach and offers more of an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

COMMUNAL ENTRANCE HALL

Secure entry system, lift and stairs to the first floor.

GENEROUS RECEPTION HALL

A generous reception hallway with useful built-in storage.

LOUNGE/DINING ROOM

21' 9" x 11' 11" (6.63m x 3.63m) A well proportioned, bright room with pleasant outlook, sliding doors to the balcony, electric radiator.

BALCONY

A good size balcony with enclosure for all year round enjoyment.

KITCHEN

11' 11" x 8' 8" (3.63m x 2.64m) Fitted with a range of wall and base units with roll edge work surfaces, space for free standing appliances, fitted oven and hob.

BEDROOM ONE

14' 11" x 12' 0" (4.55m x 3.66m) UPVC double glazed window to the front aspect, electric radiator, built-in wardrobes.

BEDROOM TWO

12' 4" x 12' 1" (3.76m x 3.68m) UPVC double glazed window to the front aspect, built-in wardrobes, electric radiator.

SHOWER ROOM

Suite comprising oversize shower cubicle, w.c. and wash hand basin. UPVC frosted double glazed window.

SECURE UNDERGROUND PARKING

An underground parking space is conveyed with the apartment.

COMMUNAL GROUNDS

Ashdown sits in well maintained communal grounds with a mix of planting and mature trees.

TENURE - SHARE OF FREEHOLD

Length of Lease - To be confirmed
Maintenance - £2,800.00 per annum

COUNCIL TAX - BAND C