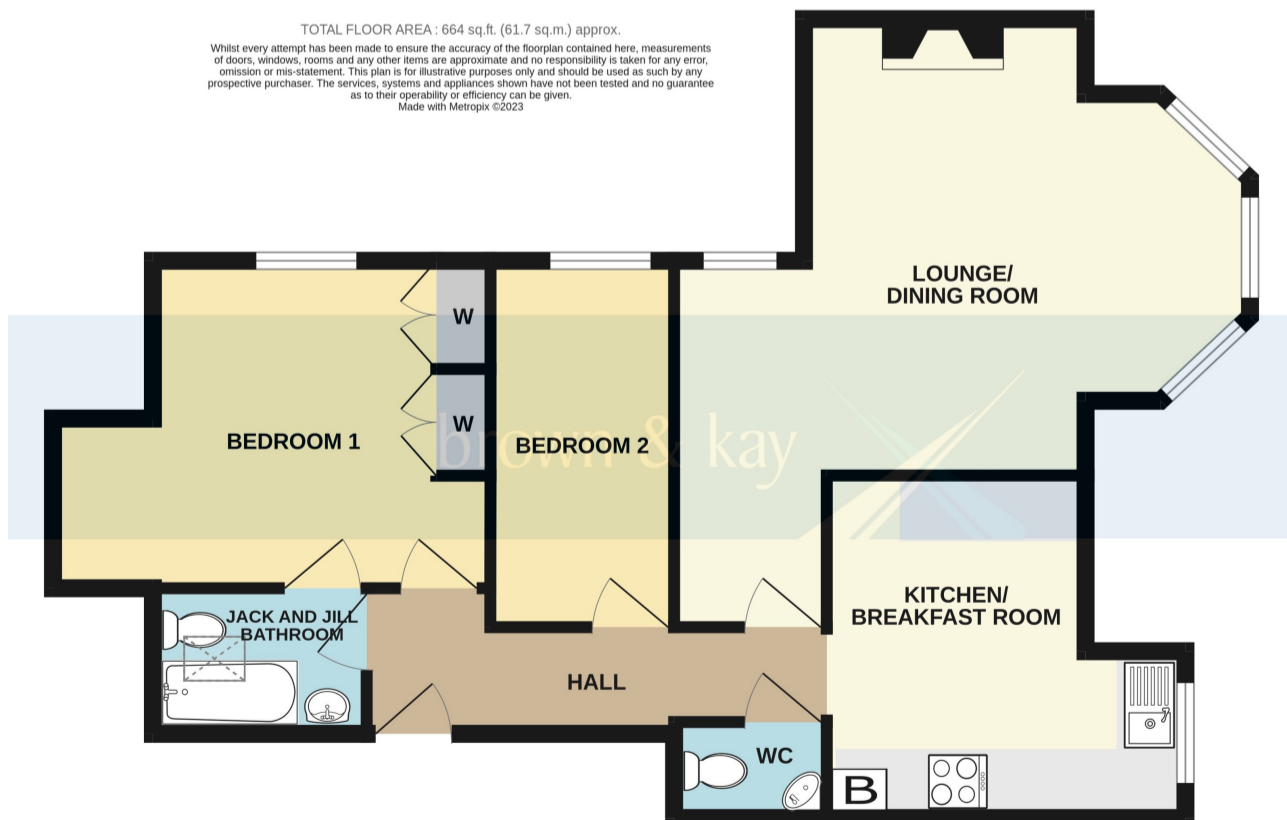




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 664 sq.ft. (61.7 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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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 7, Chester House 16 Durley Chine Road, DURLEY CHINE BH2 5JG

£225,000

The Property

Brown and Kay are delighted to offer for sale this beautifully presented character apartment positioned on the top floor of this period building. The home affords an abundance of features such as high ceilings and skirtings, and boasts an impressive living room with large bay window and feature fireplace, well fitted kitchen with feature window, and a generous bedroom one with angled alcove and feature window. Furthermore, the property has been recently redecorated with new carpets and together with no forward chain this is an opportunity not to be missed.

Chester House occupies a fantastic spot within walking distance of glorious sandy beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. The bustling town of Bournemouth is a leisurely stroll away and there you can enjoy the many shopping and leisure pursuits on offer together with the beautifully manicured pleasure gardens. For a more laid back vibe, Westbourne is a comfortable distance away and there you will find an eclectic mix of cafe bars, restaurants and boutique shops together with the usual high street names such as Marks and Spencer food hall.

AGENTS NOTE - HOLIDAY LETS & PETS

Pets - Our client has advised that pets are permitted subject to consent on a case by case basis

Holiday Lets - Our client has advised holiday lets are not permitted

COMMUNAL ENTRANCE HALL

Secure entry system through to well maintained communal hallway, stairs to the second floor (please note there is no lift access), useful storage cupboard which belongs to the apartment.

ENTRANCE HALL

Doors to the following rooms:-

CLOAKROOM

W.C. and wash hand basin.

LIVING ROOM

16' 9" maximum x 14' 2" (5.11m x 4.32m) An impressive living room featuring high ceiling, large bay window, feature fireplace, radiator.

KITCHEN

11' 2" x 10' 1" (3.40m x 3.07m) Feature window, well fitted with a range of wall and base units with roll edge work surfaces over, washing machine and fridge/freezer to remain, built-in hob and oven, built-in dishwasher, radiator.

BEDROOM ONE

12' 8" x 10' 10" (3.86m x 3.30m) An impressive bedroom featuring angled alcove, feature window, built-in wardrobes and drawer units, radiator.

BEDROOM TWO

12' 2" x 6' 0" (3.71m x 1.83m) Sash window, radiator.

BATHROOM

Suite comprising bath, wash hand basin and w.c. Window.

COMMUNAL GROUNDS

Chester House sits in communal grounds with area of lawn and planting, bicycle shed, refuse store.

ALLOCATED PARKING

There is an allocated parking space plus visitor parking, subject to availability.

TENURE - SHARE OF FREEHOLD

Length of Lease - 974 years remaining
Maintenance - £2,300.00 per annum

COUNCIL TAX - BAND C