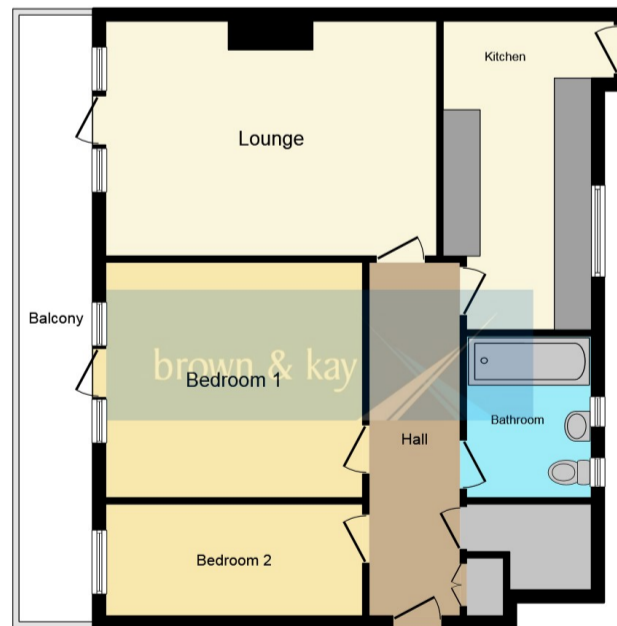




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan

Floor area 75.4 sq.m. (811 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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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 22, Durley Chine Court, 36 West Cliff Road, WEST CLIFF BH2 5HJ Guide Price £350,000

The Property

Brown and Kay are delighted to market this beautiful second floor apartment situated in this exclusive 'Art Deco' style development, moments from stunning sandy beaches. This stylish home affords generous and well proportioned accommodation, enhanced by its tasteful decor to include a 17' lounge, a south westerly aspect balcony, fully integrated kitchen, two bedrooms and well appointed bathroom. Additionally, there is a share of the freehold and no forward chain making this a perfect holiday home or main home alike.

Durley Chine Court occupies a super position on the West Cliff, a footpath from the grounds meanders down to the promenade which stretches in both directions along with miles upon miles of impressive golden beaches, perfect for a relaxed paddle-boarding session or a refreshing dip. Bournemouth town centre with its pretty gardens and comprehensive range of shopping facilities is within walking distance and nearby Westbourne village with its community feel and traditional Victorian arcade together with an eclectic mix of cafe bars and restaurants is also close by.

SECURITY ENTRY SYSTEM

Feature entrance foyer, stairs or lift to the second floor.

SPACIOUS ENTRANCE HALL

19' 3" x 3' 10" (5.87m x 1.17m) Storage cupboard, further walk in storage cupboard 6' 7" x 3' 9" (2.01m x 1.14m) with hanging and shelving.

LOUNGE

17' 4" x 12' 6" (5.28m x 3.81m) Double glazed window and double glazed door to balcony which has a south westerly aspect, radiator, fireplace.

BALCONY

Full width balcony with south westerly aspect and lovely tree top outlook.

KITCHEN/BREAKFAST ROOM

16' 5" x 6' 9" (5.00m x 2.06m) Double glazed window, well appointed with excellent range of wall and base units including integrated 'Super Silent' washing machine, integrated fridge and separate freezer, double oven, granite worktop with inset drainer and inset electric hob, space for table and chairs, feature radiator.

BEDROOM ONE

13' 8" x 12' 4" (4.17m x 3.76m) Double glazed window, double glazed door to balcony, pleasant south westerly tree top outlook, radiator.

BEDROOM TWO

13' 8" x 5' 11" (4.17m x 1.80m) Double glazed window, radiator.

BATHROOM

9' 0" x 6' 9" (2.74m x 2.06m) Double glazed windows, stunning bathroom suite with bath and wall mounted rainfall shower plus screen, period style wash basin and WC, radiator, tiled walls and flooring.

OUTSIDE

The property is set in beautifully maintained grounds which are laid to lawn with mature shrubs and borders. There is a private residents gate that leads to the footpaths which lead to the beach walks and Chines.

PARKING

There is residents permit parking and access to a bicycle shed.

TENURE: SHARE OF FREEHOLD 999 YEARS FROM 2020

MAINTENANCE CHARGE: £1,733.88 PER ANNUM. RESERVE FUND £135 PER ANNUM
Maintenance Charge - From 30th June 2023 - June 2024 - £1,733.88 per annum and includes heating and water, buildings insurance, water and sewerage, cleaning and gardening.
Reserve Fund - Contribution of £135 per annum.

NO HOLIDAY LETS OR PETS

COUNCIL TAX BAND C