



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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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Flat 11, Chine Crescent House, 12 Chine Crescent Road, DURLEY CHINE, Dorset BH2 5LQ

£395,000

The Property

Brown and Kay are delighted to be favoured with instructions to market this bright and well presented third (top) floor apartment located in a sought after spot. The apartment arguably occupies one of the best positions within the development and enjoys a lovely tree top outlook over the surrounding area. The well arranged accommodation boasts a large lounge with separate dining area, well fitted kitchen, two double bedrooms with en-suite to the master, and two generous balconies. Furthermore, there is lift access, a garage in a block and a share of freehold. Offered with no onward chain this would make a fabulous holiday home or main home alike.

Chine Crescent House is well located just yards away from beach walks at Durley Chine and cliff top footpaths, you can also take a leisurely stroll either way along the promenade and enjoy miles upon miles of equally impressive golden beaches. Bournemouth town centre is within walking distance and offers a comprehensive range of shopping and leisure facilities and in the opposite direction is the vibrant village of Westbourne 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.

COMMUNAL ENTRANCE

Secure entry through to the communal entrance with stairs or lift to the third (top) floor.

ENTRANCE HALL

Spacious entrance hall with double opening storage cupboard, further double opening storage cupboard.

LOUNGE

21' 0" x 11' 9" (6.40m x 3.58m) Double glazed sliding doors to balcony, two radiators.

BALCONY

11' 10" x 4' 6" (3.61m x 1.37m) With pleasant outlook.

DINING ROOM

14' 1" x 7' 8" (4.29m x 2.34m) Double glazed window to the front aspect, radiator.

KITCHEN/BREAKFAST ROOM

18' 5" max x 8' 9" (5.61m x 2.67m) Well fitted with a range of wall and base units to include one and a half bowl sink with drainer, space and plumbing for dishwasher and washing machine, inset gas hob, double oven, space for fridge/freezer, space for breakfast table, recently fitted combination boiler.

BEDROOM ONE

20' 7" max into recess x 11' 10" (6.27m x 3.61m) Double glazed door to balcony, range of built-in bedroom furniture comprising two double wardrobes with drawer units, bedside cabinets and up and over storage, mirror fronted sliding wardrobe with hanging and shelving space, radiator.

BALCONY

11' 2" x 4' 4" (3.40m x 1.32m) With a pleasant outlook.

EN-SUITE

7' 2" x 5' 11" (2.18m x 1.80m) Corner shower cubicle with wall mounted shower, low level w.c. and wash hand basin inset in to vanity unit. Heated towel rail, tiled walls and flooring.

BEDROOM TWO

14' 8" x 11' 2" (4.47m x 3.40m) Double glazed window to the front aspect, range of built-in bedroom furniture including two double wardrobes and matching bedside cabinets, 2, three drawer chest, radiator.

BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m) Suite comprising panelled bath with mixer taps, shower attachment and screen, low level w.c. and wash hand basin inset in to vanity unit, heated towel rail, tiled walls and flooring.

OUTSIDE

Chine Crescent House sits in well tended, landscaped communal grounds which are well stocked with flowers and shrubs.

GARAGE

Located in a block to the rear, power and lighting are connected.

MATERIAL INFORMATION

Tenure - Share of Freehold
 Length of Lease - 946 years (999 years from 25 March 1973)
 Maintenance - Approximately £905 per quarter including water, sewerage, buildings insurance and gardening.
 Management Agent - Burns Hamilton (Burns Property Management & Lettings Ltd)
 Pets and Holiday Lets - Not permitted
 Parking - Garage plus visitor parking
 Utilities - Mains Gas, Electricity and Water
 Drainage - Mains Drainage
 Broadband and Mobile Signal - Refer to Ofcom website
 Council Tax - Band D
 EPC Rating - D