



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	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	



Floor Plan



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Flat 2, Chine Mansions 6 Chine Crescent Road, Bournemouth BH2 5LD

£365,000

The Property

Brown and Kay are delighted to market for sale this stunning two bedroom ground floor apartment located moments from golden sandy beaches. The home has been tastefully upgraded and features a stunning kitchen/breakfast room and stylish en-suite shower room and bathroom. In brief, the generous and well proportioned accommodation boasts a spacious hallway with attractive flooring, 19' lounge/dining room, again with feature flooring and doors opening to the terrace, bedroom one with fitted wardrobes and a further double bedroom. Additionally, the home has a garage and a share of freehold making this a wonderful main home, or holiday home alike.

Chine Mansions occupies a super position being within a leisurely stroll of glorious beaches with promenade stretching to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bournemouth town centre which offers a varied range of shopping and leisure facilities is also just a walk away as is Westbourne where you can enjoy 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 - PETS & HOLIDAY LETS

We have been advised that pets and holiday lets are not permitted within the terms of the lease.

COMMUNAL ENTRANCE HALL

The apartment is situated on the ground floor with door through to the entrance hall.

ENTRANCE HALL

Spacious entrance hall with storage cupboard with space for washing machine and tumble dryer, further storage cupboard, attractive laminate flooring.

LOUNGE/DINING ROOM

19' 6" x 11' 6" (5.94m x 3.51m) A generous room with double glazed window to the side and double glazed doors opening to the terrace, two radiators, continuation of attractive flooring.

TERRACE

Enjoying a pleasant aspect over the garden.

KITCHEN/BREAKFAST ROOM

15' 4" x 8' 9" (4.67m x 2.67m) A simply stunning kitchen equipped with a contemporary range of units with contrasting work surfaces and stylish flooring, inset induction hob with wall mounted filter canopy over, unit housing double oven, space for American style fridge/freezer, wall mounted boiler, space for table and chairs, double glazed window to the front aspect.

BEDROOM ONE

13' 0" to wardrobe front x 11' 3" (3.96m x 3.43m) Double glazed window, built-in wardrobes with hanging and shelving space.

EN-SUITE SHOWER

Beautifully appointed luxury en-suite with oversize shower with 'Rainfall' shower head, wash hand basin and low level w.c. Stylish tiling to both walls and floor.

BEDROOM TWO

11' 4" x 9' 9" (3.45m x 2.97m) Double glazed window, radiator.

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m) Beautifully appointed with panelled bath with shower screen and 'Rainfall' shower, wash hand basin and low level w.c. Stylish tiling to both walls and floor, heated towel rail.

COMMUNAL GROUNDS

Chine Mansions occupies well tended communal grounds with areas of lawn and shrub borders.

GARAGE

Up and over door.

TENURE - SHARE OF FREEHOLD

Length of Lease - 999 years, remaining to be confirmed
Maintenance - £2100 per annum to include water & sewerage.

COUNCIL TAX - BAND D