

Powerscourt

10 Chine Crescent Road, Bournemouth BH2 5LQ

Guide Price £585,000 Share of Freehold

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Property Summary

A simply stunning four-bedroom penthouse apartment with incredibly spacious accommodation set moments from the sandy beaches of Durley Chine and the amenities of both Bournemouth and Westbourne. With an elevator providing private access directly into the property and far-reaching tree top views, this wonderful apartment truly embraces the feeling of a luxury penthouse. With generous reception space and an open plan kitchen/dining room, along with three bathrooms, we feel this is an exceptional apartment with a superb positioning.

Key Features

- Private elevator access to the Penthouse
- Hallway with generous storage
- Living/dining room with double doors to the outside
- Kitchen/breakfast room part open plan to living/dining room
- Principal bedroom with dressing area and ensuite
- Three further double (one ensuite)
- Further bathroom
- Large south-facing balcony/terrace measuring some 35ft
- Gated development with two allocated parking spaces
- Moments from sandy beaches and amenities



About the Property

The property is approached via a communal entrance that has an elevator that rises to the penthouse, providing private access directly to the apartment. On entering the apartment, the hallway is well positioned and provides considerable storage courtesy of a large double cupboard. A door leads through to the living/dining room, which has double doors opening to the large balcony/terrace, and this room is also part open to the dining area of the kitchen.

The feeling of reception space that this arrangement offers is superb and the dining area sensibly leads through to the main kitchen, which is comprehensively fitted with a range of modern units and appliances.

The principal bedroom echoes the feeling of space and there is a dressing area fitted with wardrobes that also leads to a private ensuite bathroom. The principal bedroom enjoys access via double doors to the balcony/terrace. The second bedroom benefits from a private ensuite bathroom, whilst the two further bedrooms are served by a third bathroom.

The private south-facing terrace/balcony extends to some 35ft and provides tree top views, and the development sits within well-tended communal gardens. The development is gated which provides a feeling of exclusivity and we feel the private positioning couldn't be more convenient for the amenities of Bournemouth and Westbourne, whilst being a stone's throw from the Sandy beaches of Durley Chine.

Tenure: Share of Freehold Service Charge: £2,460 payable twice yearly

Council Tax Band: F (BCP Council)

Notes: Powerscourt is reserved for the peaceful enjoyment of the residents, therefore holiday lets and pets are not permitted.



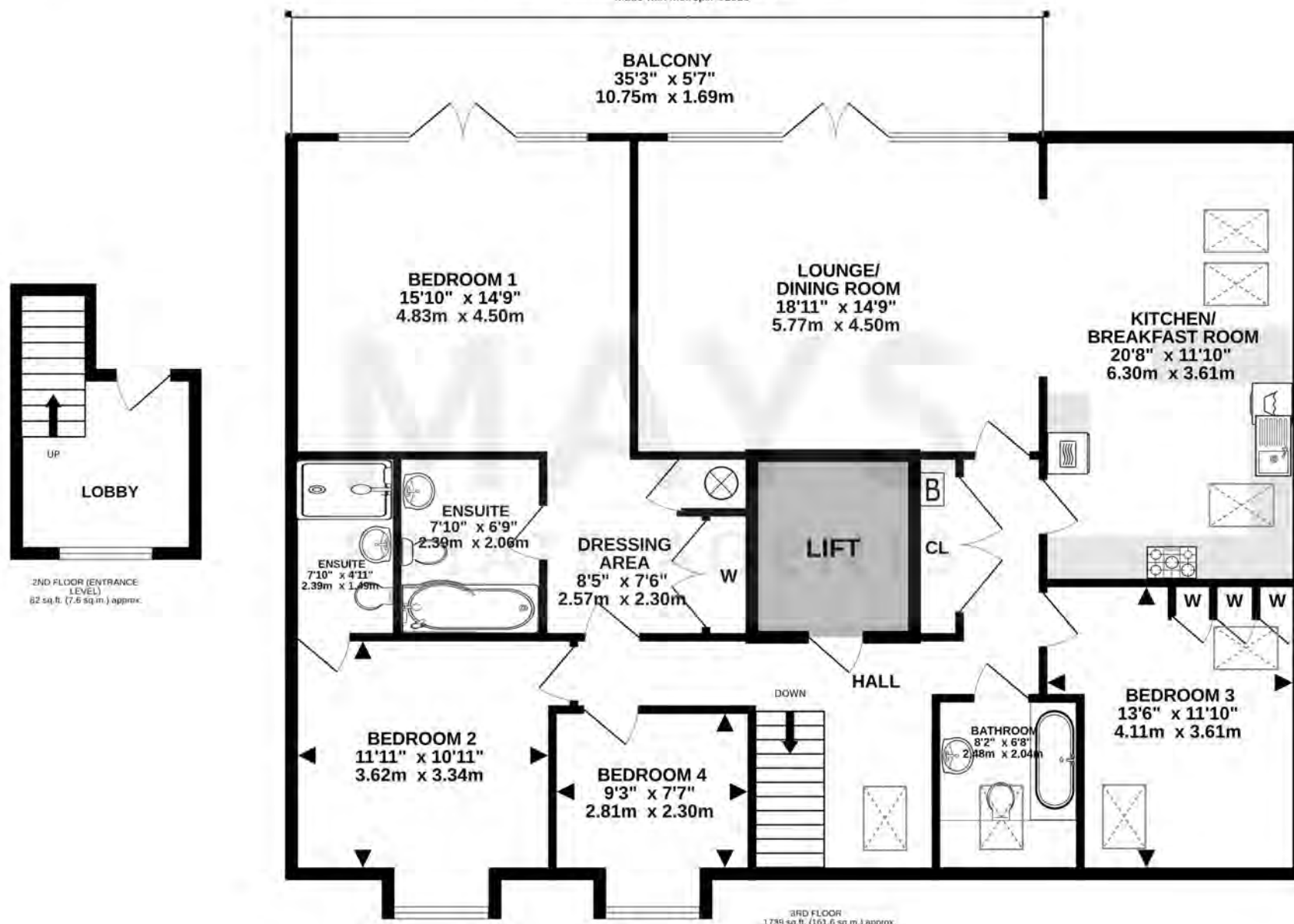


INCLUDING BALCONY/NOT INCLUDING LIFT

TOTAL FLOOR AREA : 1821 sq.ft. (169.2 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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About the Location

Situated in the highly prestigious location of West Cliff, just a few minutes from the amenities of both Bournemouth and Poole and within a short stroll of beautiful sandy beaches, the property couldn't enjoy a more convenient positioning to enjoy everything that makes living in our area so special.

From art galleries to theatres, the area hosts many cultural events and there are also excellent transport links by train to London Waterloo, surrounding road networks and international travel is a stones throw away at Bournemouth International Airport

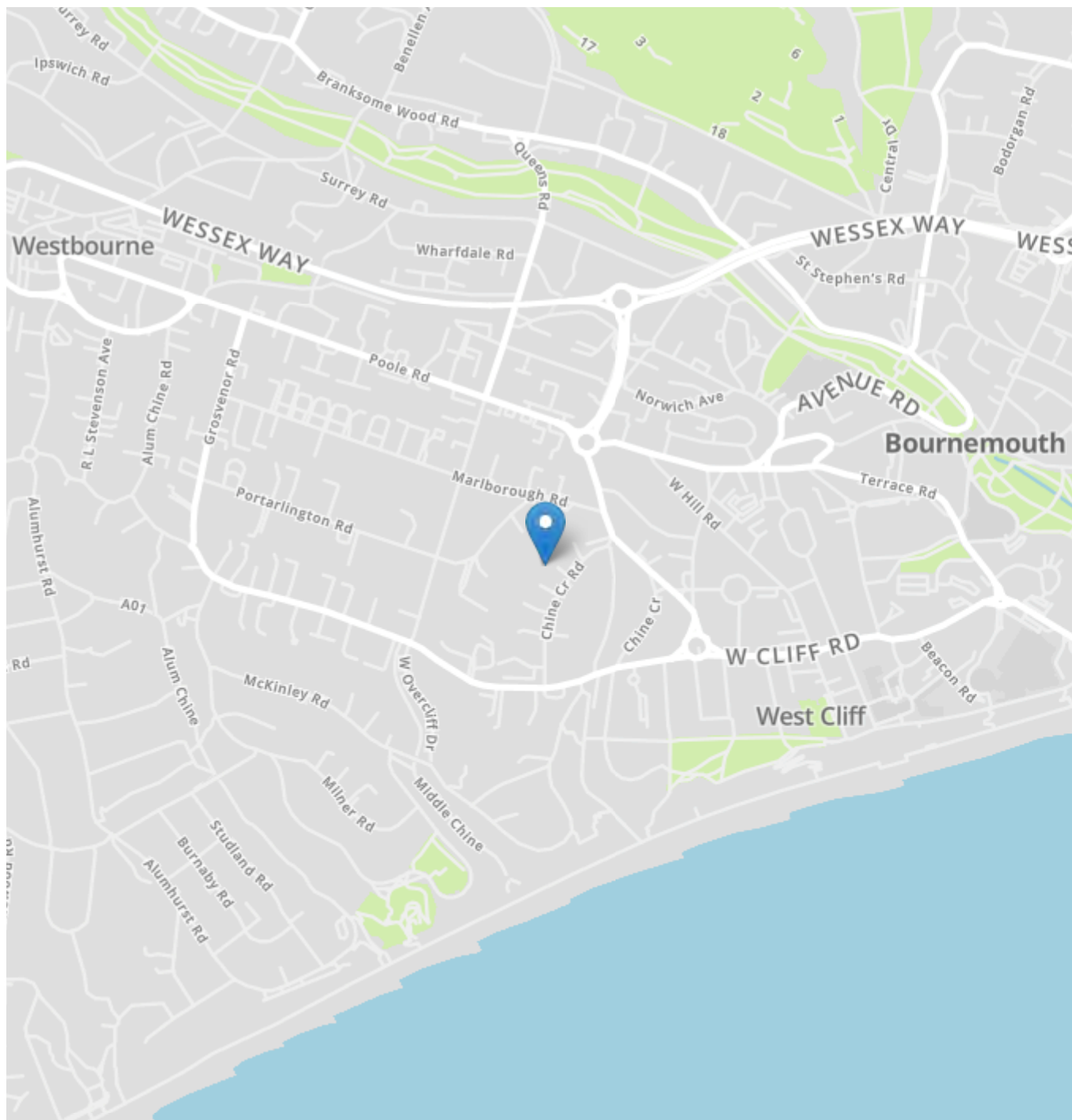


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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