

Ashdown

1 Chine Crescent Road, Bournemouth, BH2 5LJ

Guide Price £350,000





## Property Summary

A versatile, bright and airy fourth floor apartment offering great accommodation and elevated tree top views. Situated within close proximity to Westbourne village and the golden Durley Chine beach, offered to the market with no forward chain.



## Key Features

- Flexible and versatile accommodation
- Two double bedrooms
- Fitted wardrobes to all bedrooms
- Dual aspect living room with access onto the balcony
- South facing balcony/sun room
- Underground parking space
- Lift access to all floors
- Additional parking on a first come, first serve basis
- Scope for improvement
- Council tax band D



## About the Property

Ashdown is accessed via Chine Crescent Road with driveway leading to the residents parking and underground garaging. As you enter the building an elevator and stairs allows access to the fourth floor.

Upon entering the apartment you are welcomed by a generous entrance hall with fitted cupboards allowing ample storage with access to the principal accommodation. The living room has a delightful dual aspect with tree top views towards Durley Chine, the beach and sea beyond. A sliding door leads onto the South facing enclosed balcony.

The kitchen/breakfast room has a range of eye and low level cupboards with space for freestanding appliances and a similar aspect to the living room. There is a dining room across the hall from the kitchen, this offers flexible and versatile accommodation and could be alternatively used as a third bedroom or home office. Two further bedrooms are situated to the rear of the apartment, both benefiting from fitted wardrobes. The family bathroom, with bath and separate shower cubicle, completes the accommodation.

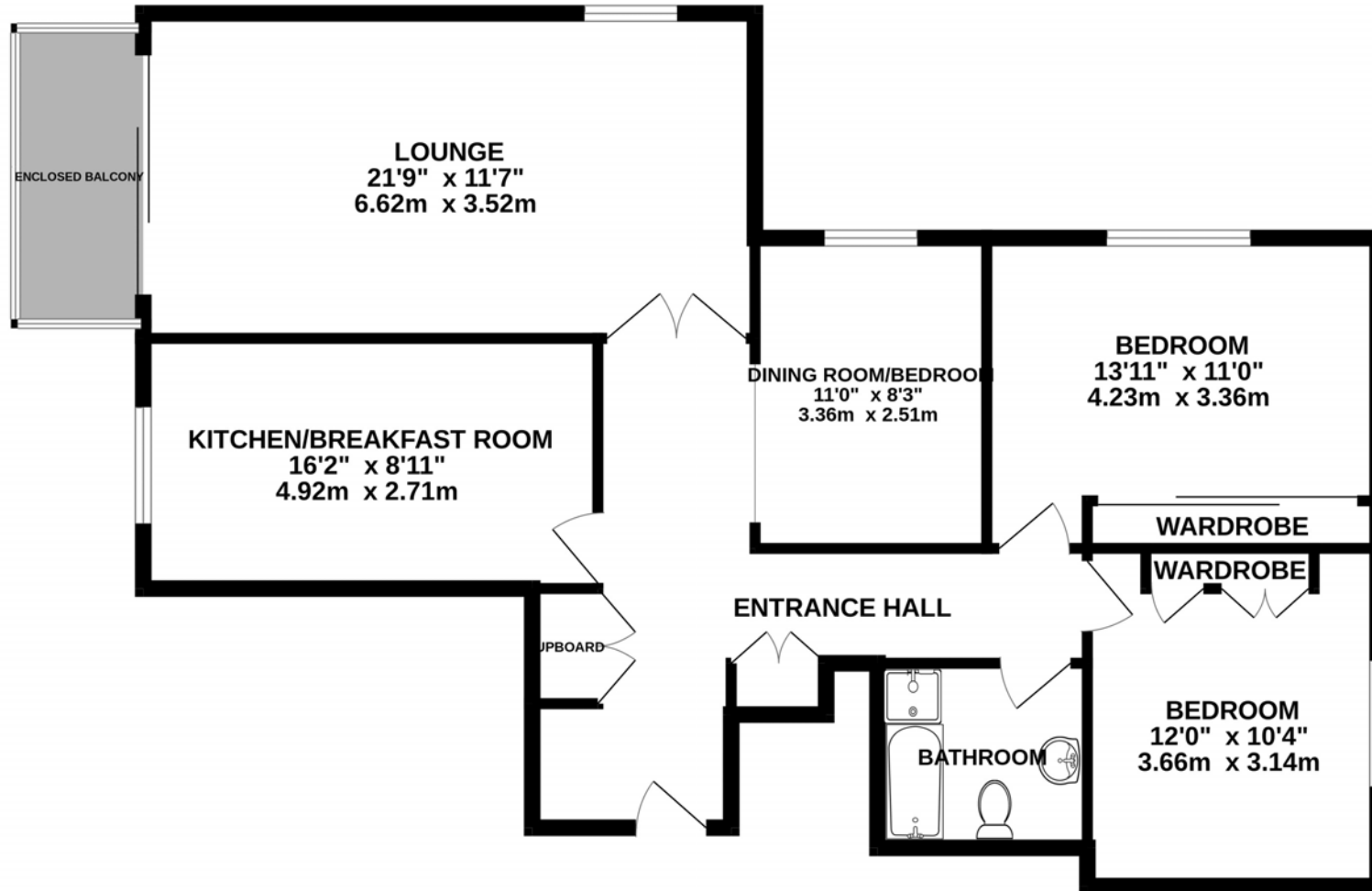
Tenure: Share of Freehold

Lease Length: 999 years from 2014

Service Charge: £744.13 per quarter (£2,976.52 per annum)



FOURTH FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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## About the Location

Ideally situated within 0.6 miles to Westbourne village, offering a range of local amenities including Marks and Spencer foodhall, cafes, restaurants, boutiques and many more. Within a few minutes walk of the property is the West Cliff with views of Hengistbury Head and beyond towards the Isle of Wight. Durley Chine Beach can also be accessed within 0.3 miles where the golden beaches stretch across from Sandbanks to Hengistbury Head. Bournemouth offers great transport links with railway station with links to London Waterloo and regular bus routes.

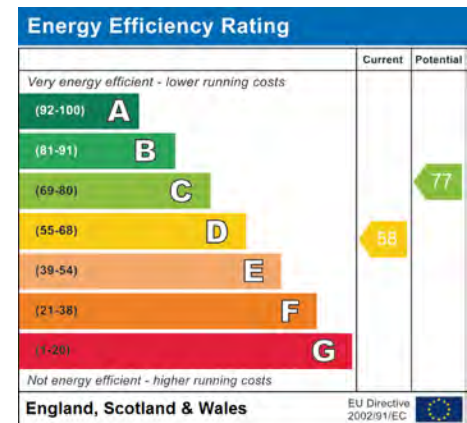
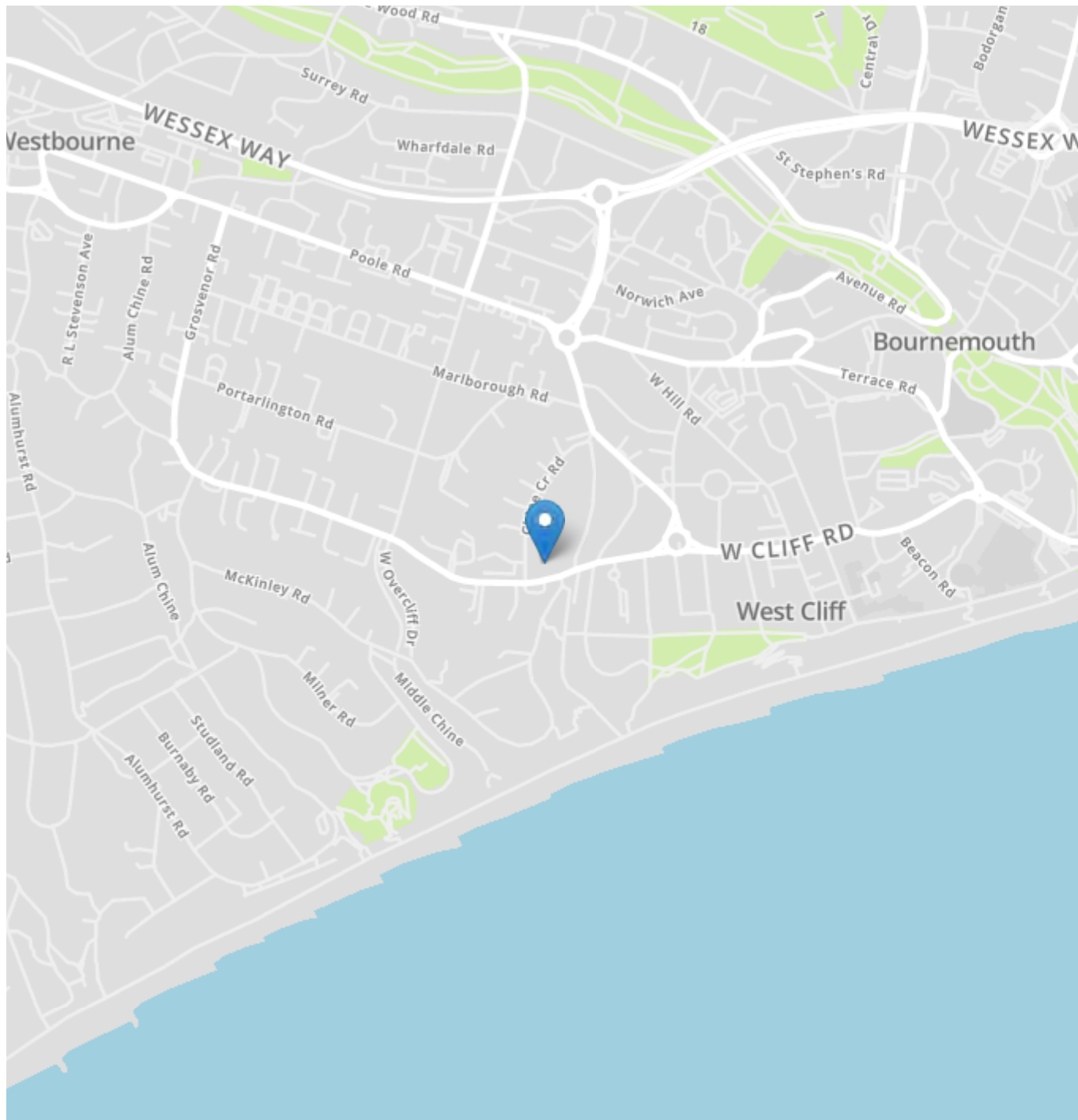


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We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

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 nearly 30 years.



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**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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