

Chine Court  
3 Chine Crescent Road, Bournemouth BH2 5BN  
£320,000 Leasehold

**MAYS**  
ESTATE AGENTS





## Property Summary

An immaculate three-bedroom first-floor apartment with secure underground parking and located within walking distance to Westbourne Village, Bournemouth town centre and nearby beaches.



## Key Features

- Immaculate first-floor apartment in a modern development built in 2009
- Bright & spacious dual aspect lounge/diner with a private balcony
- Contemporary fitted kitchen with integrated appliances
- Principal bedroom with fitted wardrobes & ensuite
- Further double bedroom with fitted wardrobes
- Bedroom three/home office
- Lift access, secure underground parking & visitor spaces
- Close to Westbourne Village, Durley Chine beach & Bournemouth
- Pet friendly
- No forward chain



## About the Property

Chine Court is a modern and stylish development built in 2009, perfectly positioned within a short stroll of Westbourne Village, Bournemouth town centre and the stunning sandy beaches of Durley Chine.

This spacious first-floor apartment is accessed via a lift and offers well-planned accommodation throughout. The welcoming entrance hallway, benefitting from two large storage cupboards, leads through to a bright dual-aspect lounge/diner with access to a private balcony, ideal for relaxing or entertaining.

The contemporary fitted kitchen is equipped with a comprehensive range of units and integrated appliances, including a dishwasher, fridge/freezer, washing machine and gas hob with electric oven.

The principal bedroom features fitted wardrobes, a Juliet balcony overlooking the communal gardens and a modern en-suite shower room. The second bedroom also offers fitted storage and a pleasant aspect, while the third bedroom provides flexible use as a double room, study or home office.

A family bathroom with a white three-piece suite completes the internal accommodation.

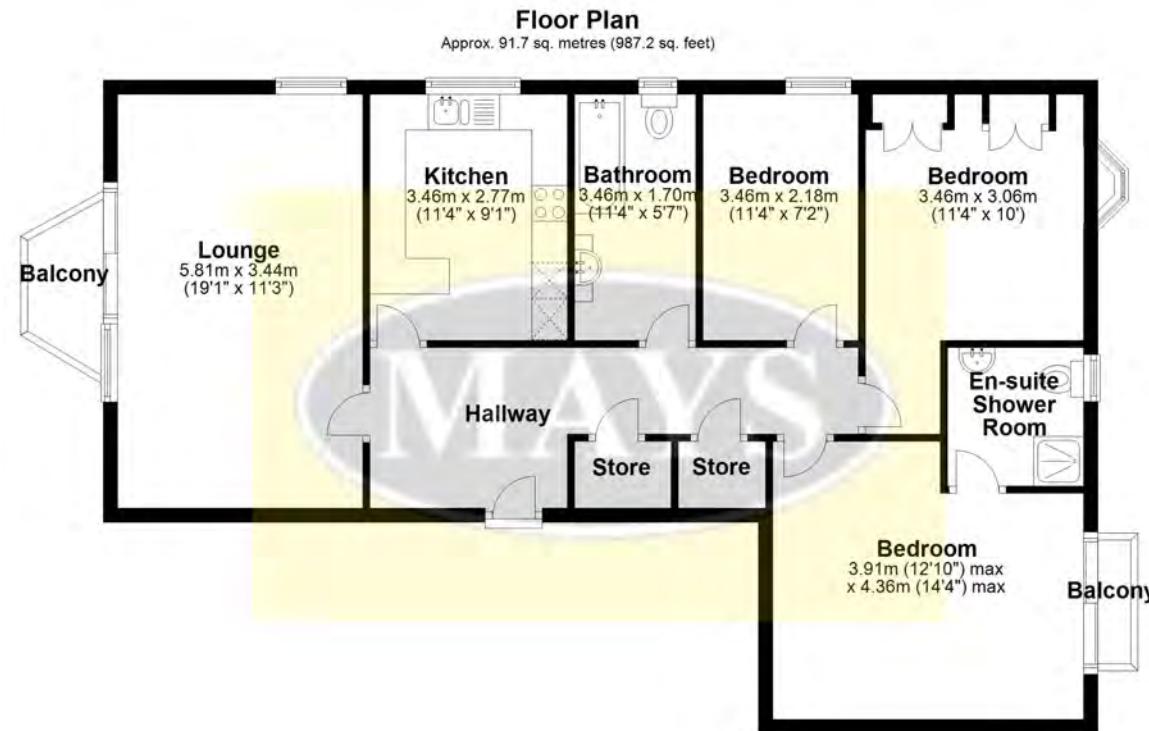
The property also benefits from underfloor heating throughout, an allocated secure underground parking space plus additional visitor parking, allows pets and is offered with no forward chain.

Looking for a home close to the beach or an investment opportunity then a viewing at Chine Court is highly recommended.

Tenure: Leasehold with approximately 109 years remaining on the lease

Service charges: Approximately £4,100 per annum (including building insurance and water) Ground rent: £300 per annum

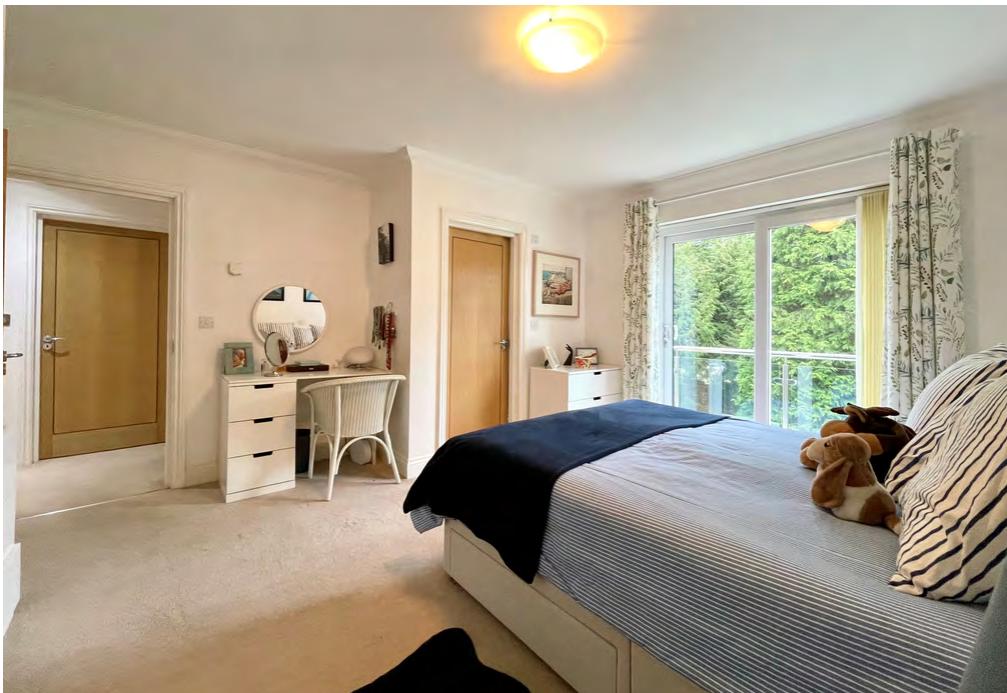
Council Tax Band: E



Total area: approx. 91.7 sq. metres (987.2 sq. feet)

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Plan produced using PlanUp.



## About the Location

Situated in a highly popular and sought-after area within easy walking distance of Westbourne village providing an eclectic mix of bars, excellent restaurants and cafes alongside a selection of exclusive boutiques and independent shops.

The award-winning sandy beaches of Alum and Durley Chines are just moments away offering the perfect coastal lifestyle.

Excellent transport links also make this an ideal location for both work and leisure. Bournemouth's mainline railway station provides direct services to London Waterloo, while the nearby M27 offers swift road access to London, the Home Counties and beyond. Bournemouth and Southampton International Airports are both within easy reach and Poole Harbour's ferry terminal offers routes to the Channel Islands and mainland Europe.

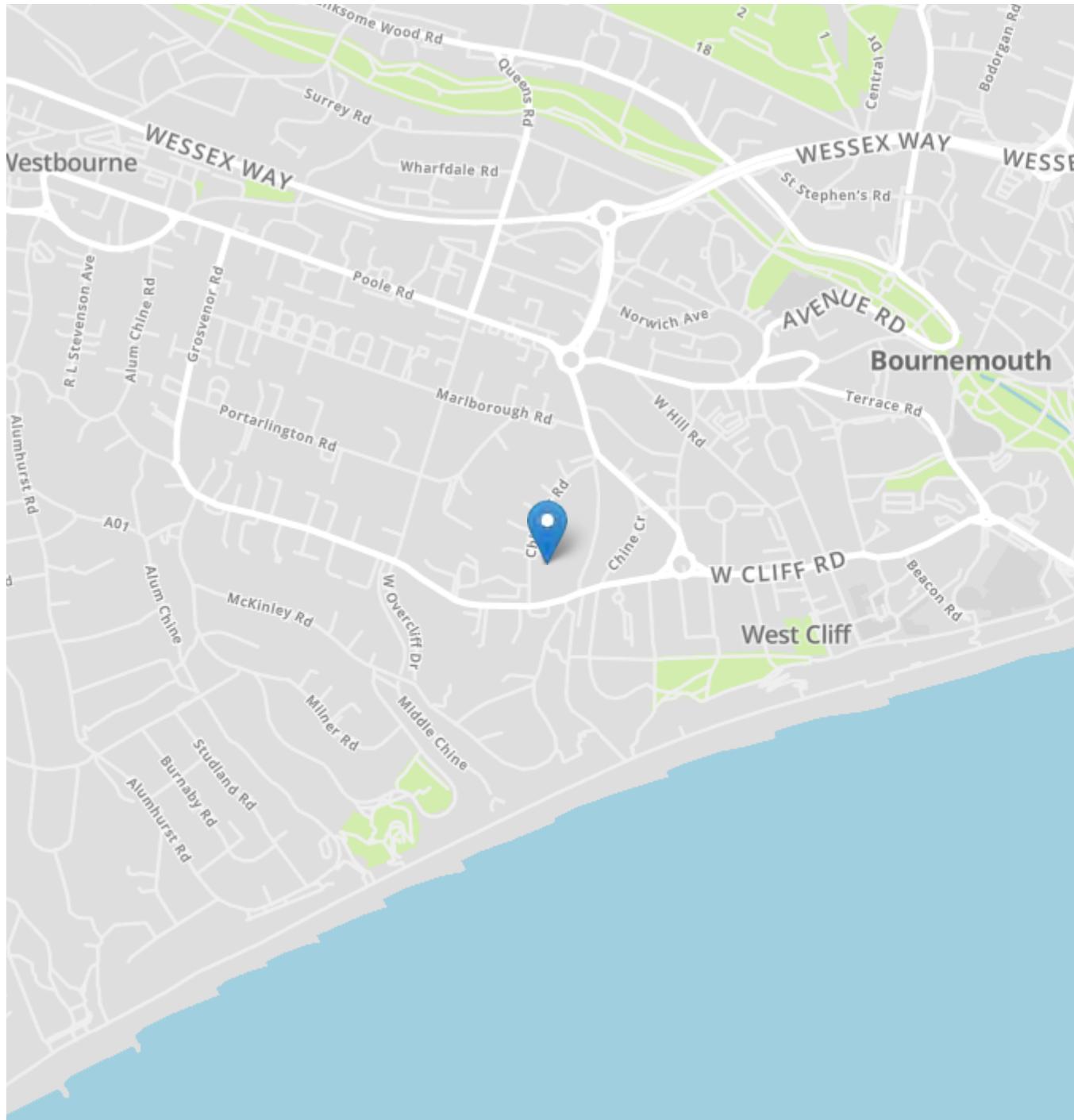


## About Mays

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		
(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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