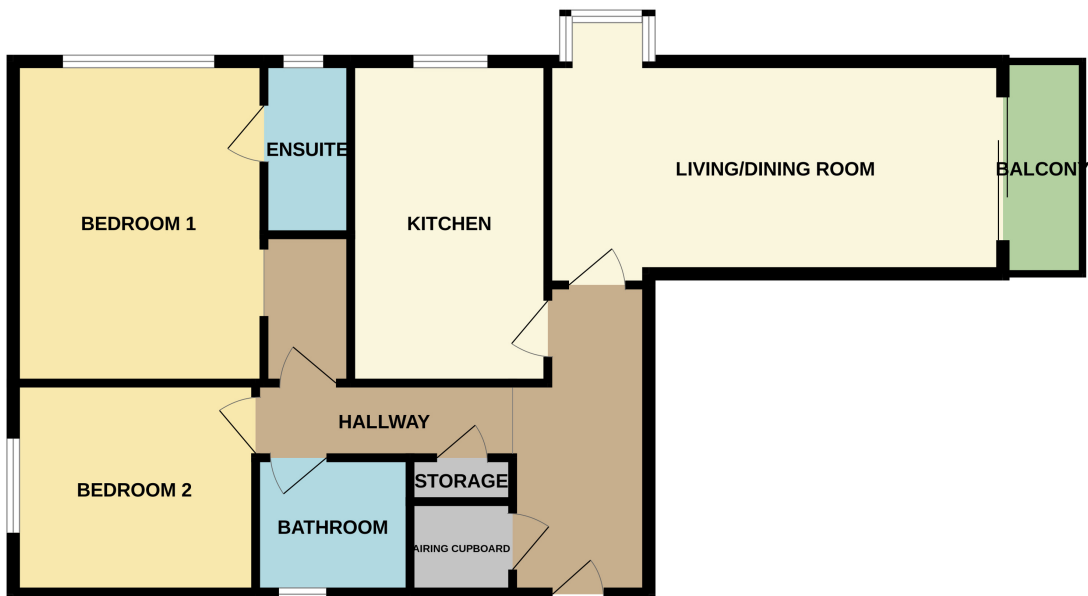




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	52
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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**DISCLAIMER PROPERTY DETAILS:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20, Seamoor Road, Bournemouth, Dorset, BH4 9AR Also at: 30 Hill Street, Poole BH15 1NR Tel: 01202 676292



Email: sales@brownandkay.co.uk Web: www.brownandkay.co.uk Tel: 01202 765995





## Flat 6, Chine Grange, 8 Chine Crescent Road, DURLEY CHINE BH2 5LL

**£175,000**

### The Property

\*\*\*LEASE EXTENSION REQUIRED, 57 YEARS REMAINING\*\*\* Brown and Kay are pleased to offer for sale this bright and spacious two bedroom apartment located in this sought after spot moments from the beach. The apartment is positioned on the top floor and benefits from a spacious entrance hall, 20' lounge/dining area, balcony with pleasant southerly aspect, two good size bedrooms, en-suite shower room and main bathroom. Additionally, there is a garage conveyed with the property and no forward chain making this a must see home.

The property occupies a fantastic spot located moments for glorious sandy beaches and promenade which stretches to Bournemouth and beyond in one direction, and the famous Sandbanks in the other. Bournemouth town centre which offers a comprehensive range of shopping and leisure pursuits is close by as is Westbourne village which offers 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 system, stairs and lift to the second floor.

### ENTRANCE HALL

Spacious hallway with large airing cupboard with shelving, radiator, additional storage cupboard.

### LIVING/DINING AREA

20' 2" x 13' 1" (6.15m x 3.99m) maximum measurements. Four wall light points, side aspect double glazed bay window, radiator, sliding double glazed doors to balcony.

### BALCONY

Pleasant southerly aspect balcony with balustrade and pleasant outlook.

### KITCHEN

14' 4" x 8' 9" (4.37m x 2.67m) maximum measurements. Fitted with a range of wall and base units with work surfaces over, integrated double oven, inset hob with extractor over, space for washing machine with additional appliance space, sink with mixer tap, part tiled walls, side aspect double glazed window.

### BEDROOM ONE

14' 4" x 11' 1" (4.37m x 3.38m) maximum measurements. Spacious double room with fitted double wardrobes, radiator, rear aspect double glazed window, door through to the en-suite..

### EN-SUITE SHOWER ROOM

7' 9" x 3' 10" (2.36m x 1.17m) maximum measurements. Oversized tiled shower cubicle with electric shower, pedestal wash hand basin and low level w.c., shaver point, side aspect double glazed window.

### BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m) maximum measurements. Front aspect double glazed window, radiator, fitted wardrobe.

### BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m) Low level w.c., pedestal wash hand basin, bath with shower attachment. Side aspect double glazed frosted window, shaver point.

### COMMUNAL GROUNDS

Chine Grange is set on extremely well tended communal grounds which are mainly laid to lawn with shrub borders. There is visitor parking.

### GARAGE

There is an allocated garage with up and over door.

### TENURE - LEASEHOLD

Ground Rent - £850 Per annum.

Length of lease - 57 yrs unexpired (Approx) CASH

BUYERS ONLY - Property sold as seen

Maintenance - £2,143.20 per annum

### COUNCIL TAX - BAND E