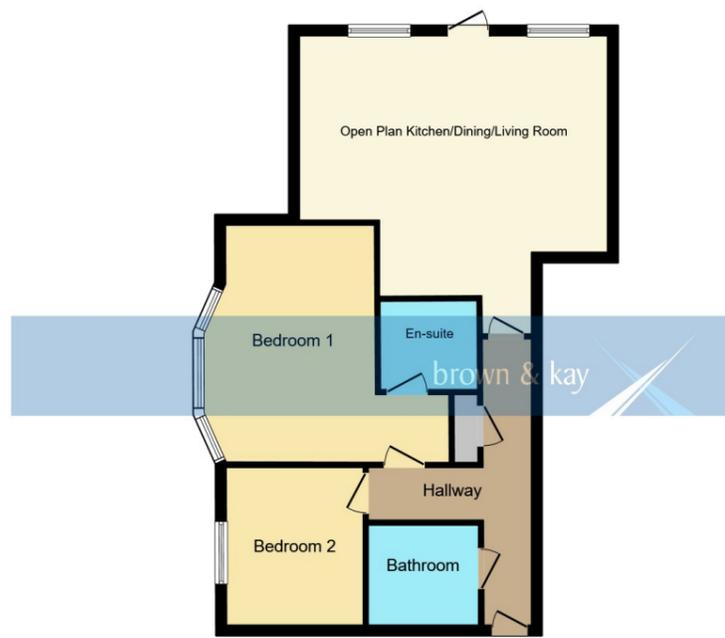




| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G |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



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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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 3 Sandridge 8 Durley Chine Road, DURLEY CHINE BH2 5JU

£275,000

The Property

This beautifully presented two bedroom ground floor apartment is set within an attractive modern development, just moments away from stunning sandy beaches. With a tasteful interior and well thought out open plan living, this property is perfect for those seeking a comfortable and stylish home close to the vibrant Bournemouth town centre and the charming area of Westbourne. The property is pet friendly, making it an ideal holiday home for pet owners. With no forward chain, this apartment is ready for immediate occupancy, providing a hassle-free move-in experience - an ideal holiday home, or main home alike.

Durley Chine is a fantastic location ideally positioned for all the area has to offer with glorious sandy beaches and miles upon miles of promenade on your doorstep. Within strolling distance is the bustling town of Bournemouth which offers a wide and varied range of shopping and leisure pursuits, whereas nearby Westbourne has a more eclectic mix of cafe bars, restaurants and boutique shops plus the usual high street names such as Marks and Spencer food hall. For transport links, the area is well served with bus services operating to surrounding areas and Bournemouth rail station is readily available with access to London Waterloo.

AGENTS NOTE - PETS AND HOLIDAY LETS

Pets - We are advised pets are permitted, we haven't seen a lease to verify this, a prospective purchaser must satisfy themselves.

Holiday Lets - To be advised

COMMUNAL ENTRANCE

Door leads to inner lobby, door to the apartment.

ENTRANCE HALL

Storage cupboard.

OPEN PLAN LIVING/KITCHEN/DINER

20' 1" x 12' 8" (6.12m x 3.86m) Kitchen area - Well appointed with a range of wall and base units with work surfaces over, integrated fridge and freezer, inset Siemens hob with matching oven under, wall units with inset filter, integrated Siemens microwave, one and a half bowl sink unit with drawer, integrated dishwasher and washing machine, tiled floor, breakfast bar.

Living/Dining Area - Double glazed window and glazed door to the patio area, t.v. point, space for table and chairs.

TERRACE

A generous patio terrace area with space for table and chairs, ideal to enjoy outside living/entertaining.

BEDROOM ONE

11' 7" into bay x 11' 7" excluding entrance area (3.53m x 3.53m) Double glazed Sash style windows, wardrobe with hanging space.

EN-SUITE SHOWER ROOM

6' 1" x 4' 7" (1.85m x 1.40m) Corner shower cubicle with 'Rainfall' shower and hand held shower head, inset flush w.c., wash hand basin inset in vanity unit with cupboard under, heated towel rail, tiled walls and flooring.

BEDROOM TWO

9' 9" x 8' 8" (2.97m x 2.64m) Double glazed window to the rear overlooking the gardens.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) Tiled bath with side taps, shower screen and 'Rainfall' shower, inset w.c., wash hand basin inset in vanity unit, tiled walls and flooring, heated towel rail.

PARKING

There is an allocated parking space.

MATERIAL INFORMATION

Tenure - Leasehold

Length of Lease - 114 years remaining

Maintenance - £1,300.00 per annum

Ground Rent - £175 is payable per half year (£350.00 per annum)

Management Agent - Rebbecks

Parking - Allocated Parking Space

Utilities - Mains Electric, Mains Water

Drainage - Mains Drainage

Broadband - Refer to ofcom website

Mobile Signal - Refer to ofcom website

Council Tax - Band C

EPC Rating - B