



ASHDOWN, CHINE CRESCENT ROAD, BOURNEMOUTH, BH2

£335,000 SHARE OF FREEHOLD

A bright, well presented and incredibly spacious third floor apartment situated in an enviable position just 300 meters from the beach in the West Cliff area of Bournemouth which is also close to good travel connections and local amenities. The property views brilliantly and would make an ideal home by the sea.

300 meters from the beach | Third floor | Two double bedrooms | Two reception rooms | Large lounge diner | Modern kitchen breakfast room | South facing balcony | Allocated secure parking | Good storage

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. Bournemouth town centre is also nearby and offers a more diverse range of high street shops and an extensive selection of leisure amenities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



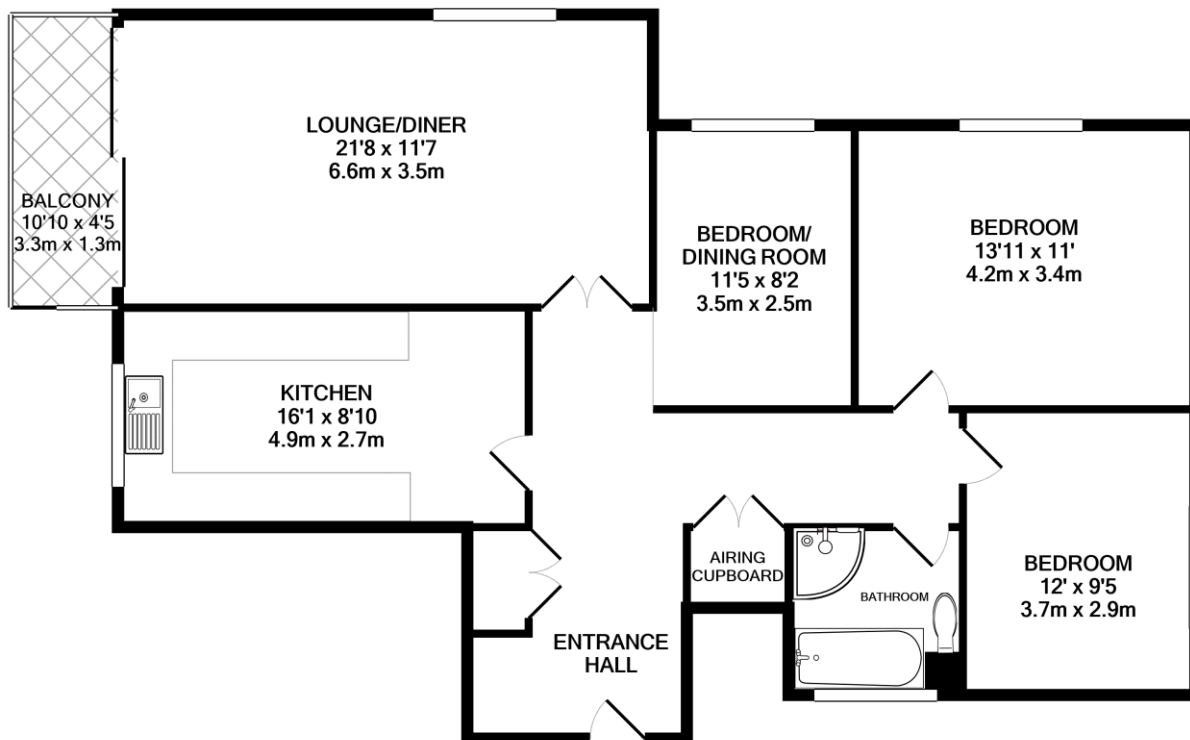
DESCRIPTION

The apartment is situated on the third floor which can be accessed via lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard, an airing cupboard and doors to principal rooms.

A particular feature of the property is the large dual aspect lounge diner which has ample room for a dining table (should you prefer to use the dining room as a third bedroom) and access onto the south facing balcony through sliding patio doors. The good size dining room is accessed via the entrance hall and benefits from a window to West aspect. The modern kitchen benefits a range of base and eye level work units with solid quartz tops and a range of integrated appliances and further room for a breakfast table.

There are two generous double bedrooms with a range of fitted wardrobes to the master. The family bathroom is tiled with suite comprising of a WC, wash hand basin, panelled bath and a cubicle shower.

An underground parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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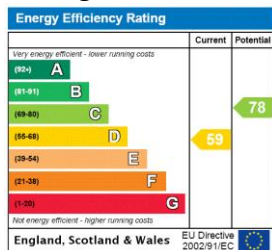
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2400 per annum to include building insurance, water and sewerage charges.



AT A GLANCE

- 300 meters from the beach
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- Two reception rooms
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- Modern kitchen breakfast room
- South facing balcony
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