



**ASHDOWN, 1 CHINE CRESCENT ROAD, BOURNEMOUTH, DORSET, BH2**

**£325,000 SHARE OF FREEHOLD**

An incredibly bright and very spacious three-bedroom sixth floor apartment with stunning sea views situated in the west cliff area of Bournemouth. The shops bars and restaurants of both Westbourne & Bournemouth town centre are nearby and the beach at Durley Chine is just five minutes' walk away.

Sixth floor | Three double bedrooms | Large lounge diner | Kitchen diner |  
Modern bathroom | Balcony | Stunning sea views | Garage

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag 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.

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.





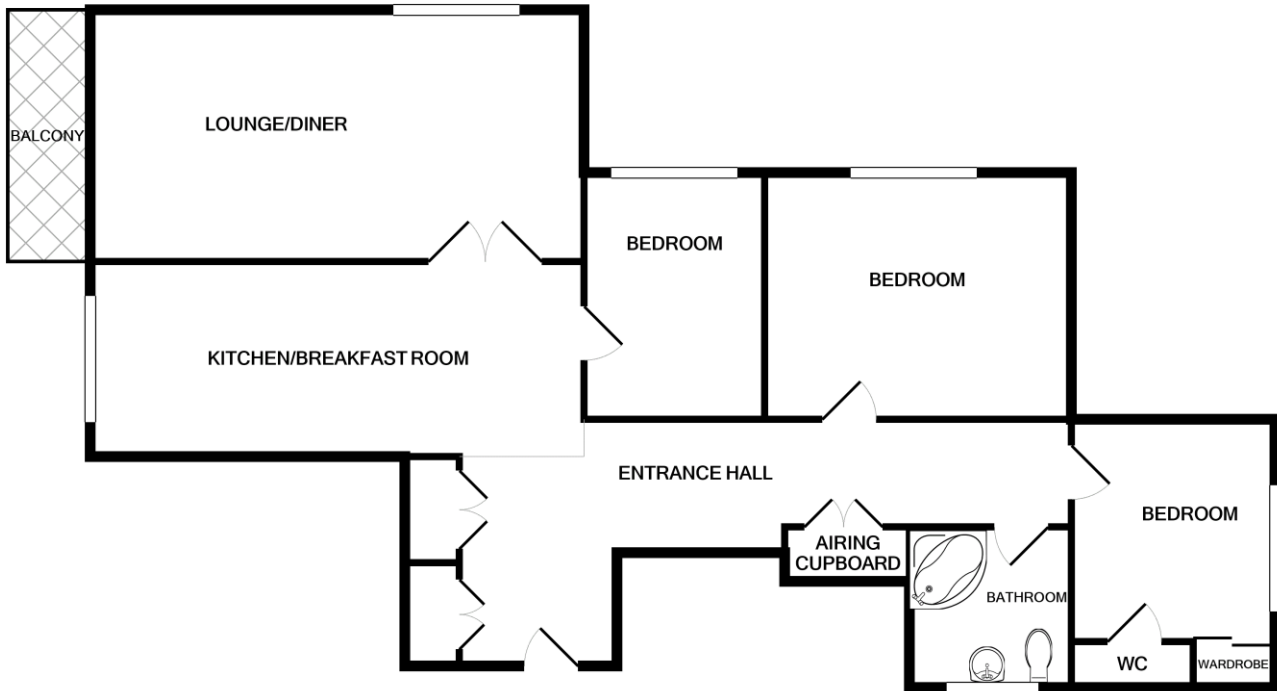
## DESCRIPTION

The property is situated on the sixth floor which can be accessed via a lift or stairs through well-presented communal hallways. A private front door leads into the large entrance hallway which houses two storage cupboards, an airing cupboard and doors to principal rooms.

The 22ft lounge is a particular feature of the property enjoying dual aspect windows and stunning sea views through sliding patio doors which lead out onto the sunny south facing balcony. There is also ample room for a dining table. The kitchen breakfast room with the same views is open plan to the entrance hall and is fitted with a range of base and eye level work units with space and plumbing for domestic appliances and room for a dining table.

There are three double bedrooms in total, each with pleasing views. The master bedroom has the added benefit of an en suite WC. The family bathroom has underfloor heating, is tiled and comprises of a suite to include a low-level WC, wash hand basin and corner bath with shower above.

A private single garage is conveyed with the property.



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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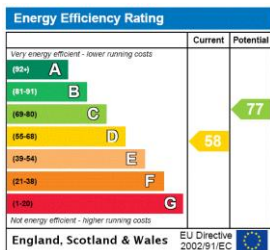
*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** D

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2200 per annum to include water and sewerage



### AT A GLANCE

- Sixth floor
- Three double bedrooms
- Large lounge diner
- Kitchen diner
- Modern bathroom
- Balcony
- Stunning sea views
- Garage