



CRESCENT COURT, CHINE CRESCENT, WEST CLIFF, BOURNEMOUTH, DORSET, BH2

£315,000 SHARE OF FREEHOLD

This spacious three bedroom first floor apartment is situated in a prime location being situated directly opposite the award-winning sandy beaches at Durley Chine. The accommodation includes a modern fitted kitchen breakfast room, three double bedrooms, a southerly aspect lounge and a south facing balcony enjoying a pleasant outlook. Both Westbourne Village and Bournemouth town centre are within walking distance offering an excellent range of shops, bars, restaurants and coffee shops.

Three Bedrooms | First Floor | Large Lounge | Kitchen Diner | Sunny Balcony | Spacious Accommodation | Close to Beach | UPVC Double Glazing | Secure Allocated Parking

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

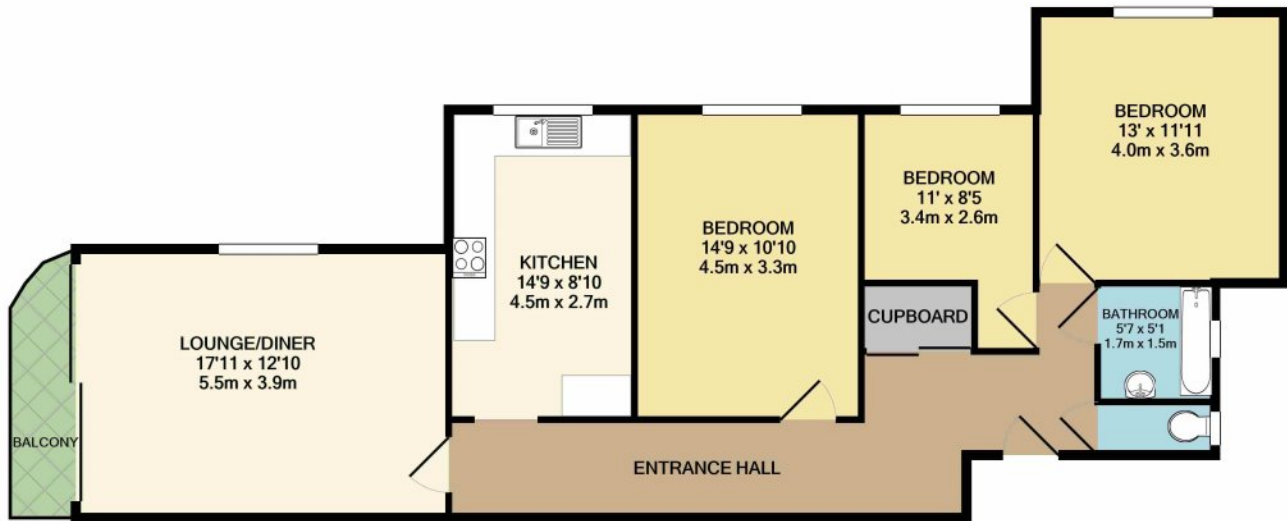
The property is accessed via a communal entrance with telephone entry system providing access to the communal hallways where stairs or lift provide access to the first floor where the apartment can be found. The entrance hallway houses storage cupboards and provides access to all principal rooms.

The lounge is a spacious room enjoying a dual aspect with a large south facing patio door providing access out onto the balcony and enjoying a leafy aspect beyond and a further westerly aspect large window. There is space in the lounge to accommodate a sofa suite as well as a dining table if required.

The kitchen breakfast room is beautifully fitted with a range of both floor and wall mounted cupboard and drawer units with adjoining wood block work surface areas. The kitchen enjoys a pleasant outlook from a large westerly aspect window and has space for a table and chairs making this a very sociable room.

There are three double bedrooms and a family bathroom which is fitted in a modern style and includes an oversized bath with a wall mounted shower and glazed shower screen, an inset wash hand basin with a large vanity unit beneath. There is also a separate cloakroom.

Crescent Court is situated directly opposite the entrance to Durley Chine Beach and is close to both Bournemouth and Westbourne town centres. There is a garage in the underground parking area for this apartment.



TOTAL APPROX. FLOOR AREA 1001 SQ.FT. (93.0 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

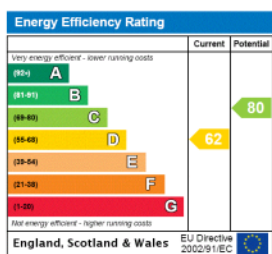
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2000 per annum

AT A GLANCE

- Three Bedrooms
- First Floor
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- Kitchen Diner
- Sunny Balcony
- Spacious Accommodation
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