



GRAND MARINE COURT, DURLEY GARDENS, WEST CLIFF, BOURNEMOUTH, DORSET, BH2

£470,000 SHARE OF FREEHOLD

A stunning three bedroom raised ground floor apartment which has been completely refurbished by the current owners to an exacting standard. Grand Marine Court is perfectly situated on the cliff top which offers direct access out to the beach whilst also being close to the town centres of both Westbourne & Bournemouth.

Raised ground floor apartment | Three bedrooms | Large lounge diner |
Two contemporary bathrooms | Stunning bespoke kitchen | Hard flooring
throughout | High character ceilings | Bright & spacious throughout | Cliff
top position

Westbourne | 01202 767633 |

Winkworth



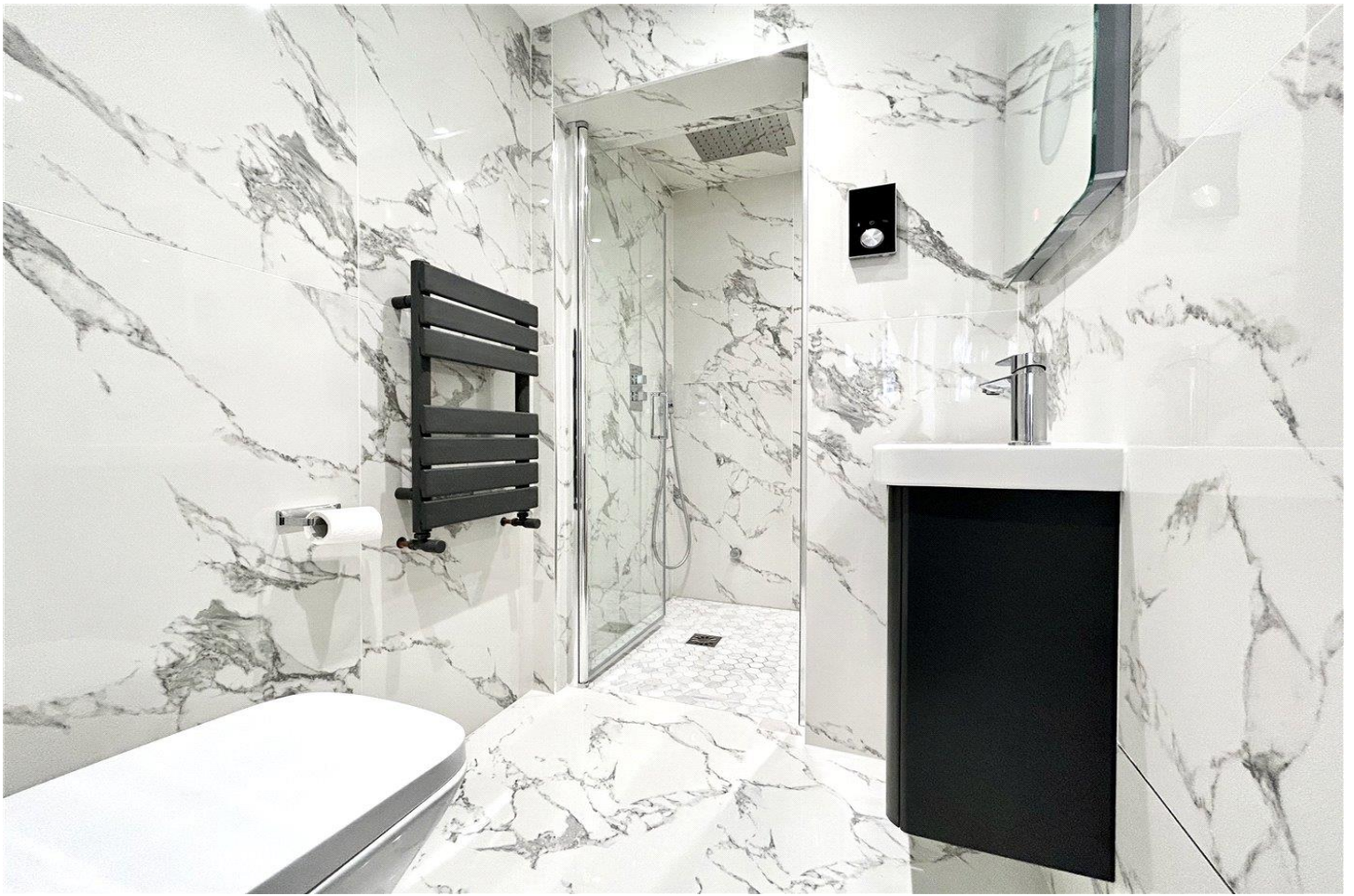
LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby 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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

Grand Marine Court is a development of privately owned cliff top apartments set in an enviable position overlooking the sea. There is easy access to the beach making it the perfect home on the coastline.

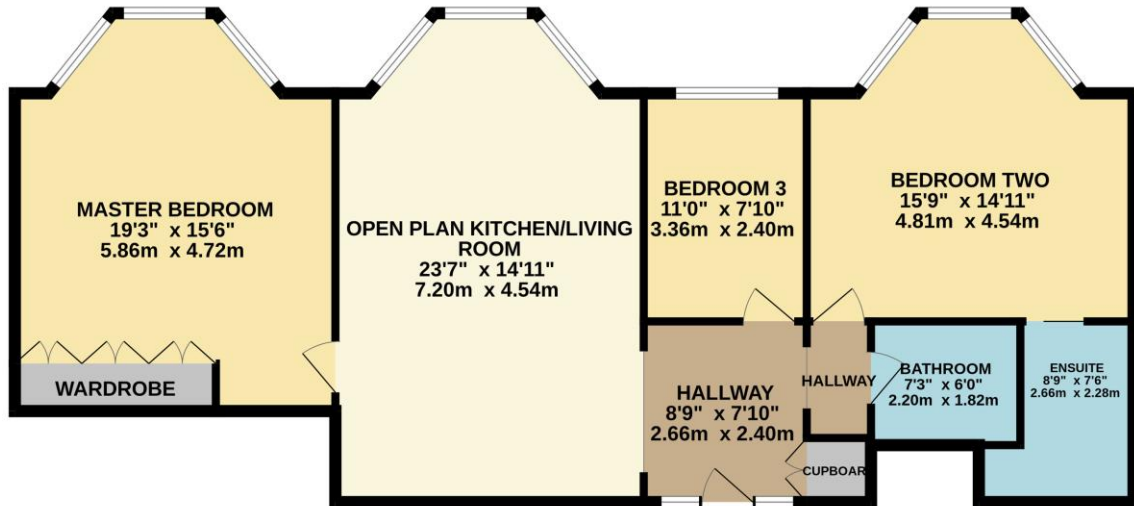
The property is situated on the raised ground floor to the west side of the building which is accessed via a communal entrance with well presented hallways. A private front door leads into the entrance hall which runs the length of the property, houses a very large storage cupboard and doors to principal rooms.

The large lounge is a particular feature of the property benefiting a bay window where there is ample room for a dining table and still leaving plenty of space for sofas and socialising. The bespoke kitchen is fitted with a range of base and eye level work units with integrated appliances an island.

There are three good size bedrooms all with space for free standing furniture. The master bedroom having the added benefit of a contemporary ensuite shower room has marble effect tiling, a walk in shower / steam room, WC and wash hand basin. The current owner has also created a mezzanine level to utilise the high ceilings, this is currently arranged as a play area. Please note the mezzanine does not have building regulations. The family bathroom has recently been completed and is fully tiled with suite comprising of a bath, wc and wash hand basin.

There is resident parking which is operated on a first come first serve basis and garaging which there is a waiting list for.

GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 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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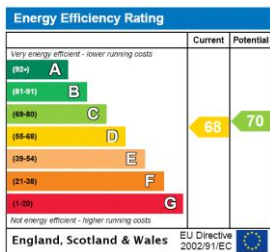
If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2720 per annum



AT A GLANCE

- Raised ground floor apartment
- Three bedrooms
- Large lounge diner
- Two contemporary bathrooms
- Stunning bespoke kitchen
- Hard flooring throughout
- High character ceilings
- Bright & spacious throughout
- Cliff top position

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