



£325,000

8 Durley Chine Road, Bournemouth, BH2 5JU



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Property Description

This charming property located on Durley Chine Road in the beautiful coastal town of Bournemouth offers the best of modern day living within close proximity to stunning beaches. Sandridge is a bespoke residential block, built to the highest quality with meticulous attention to detail.

The accommodation comprises of an open plan lounge/kitchen/diner with a feature bay window to the lounge and a side aspect window to the kitchen area. The kitchen comprises of a good range of grey gloss storage units, complimented by quartz stone work surfaces areas and breakfast bar, integrated fridge, separate freezer, dishwasher & washer/dryer, built-in oven, induction hob, extractor hood & microwave. There is modern pendant lighting to the breakfast bar area and concealed under unit lighting as well as led spotlighting.

Both bedrooms are good size double rooms with built-in wardrobes & feature paneling finished in modern colours. The modern ensuite and shower room are of a superior quality with neutral coloured floor and wall tiles, vanity sink units, heated towel rails, built-in mirrors and led spot lighting.

Externally, the grounds are very well maintained comprising of shrub borders with mature palms. This property has the benefit of an allocated parking space and secure storage unit adjacent to the car parking area.

Location

Sandridge is very conveniently positioned just a short walk to Bournemouth Town Centre and Durley Chine which adjoins the West Overcliff from where spectacular sea views can be enjoyed. Bournemouth boasts an impressive 10-mile stretch of pristine blue flag beaches, spanning from Sandbanks to Hengistbury Head. Beyond the coastline, the area is renowned for its spectacular Victorian architecture, award-winning restaurants and green-flag parks. Westbourne Village is only 0.6M distance, a very popular area well known for its independent restaurants and boutique shops.

Tenure

Lease: 125 year lease with 114 years remaining
Ground rent: £350 p.a.
Service Charge: £1520.00 p.a.
Council Tax Band: C

Agents Note

We are informed by the owners that pets are permitted at the block.
No holiday lets permitted.

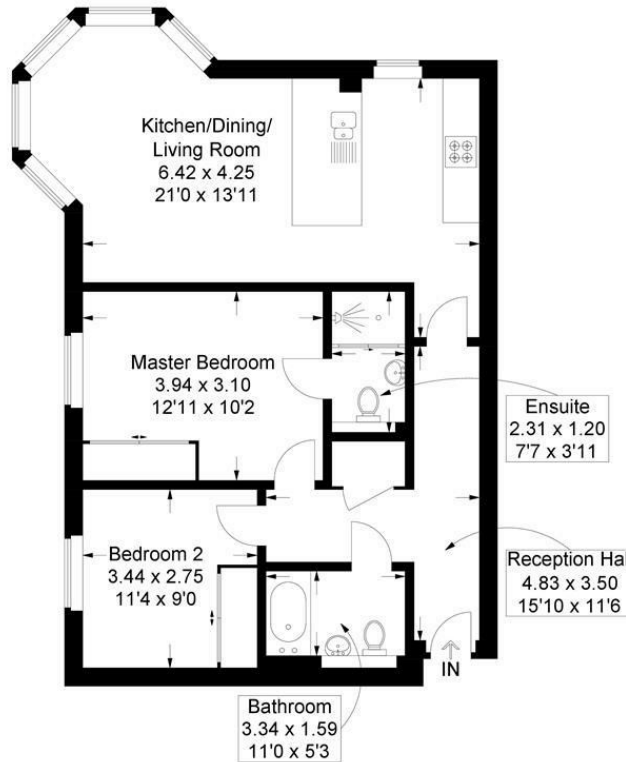


FEATURES & SPECIFICATIONS

- Prime location close to the town centre and beach
- Popular residential block
- Allocated parking
- Security video entry system
- Passenger lift
- High specification kitchen and bathrooms
- Built-in wardrobes
- Under floor heating with digital thermostat control
- Led spotlighting

Sandridge, Durley Chine Road, Bournemouth

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft

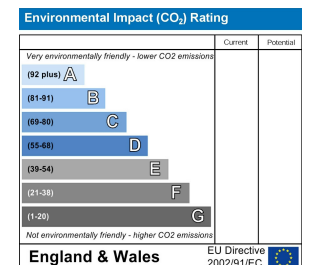
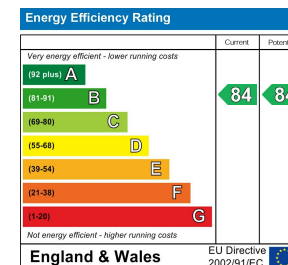


Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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