



STRATTON OAK ESTATES

3 Durley Chine Court West Cliff Road,  
Bournemouth, BH2 5HJ  
Offers In Excess Of £425,000



Located on the First Floor of the highly sought after Durley Chine Court, this IMMACULATE APARTMENT is presented to a high standard throughout. The 1930s Art Deco style building is ideally located MINUTES FROM THE OVERCLIFF via a gated pathway direct to the beach, along with being just a short walk to Bournemouth Town and Westbourne's diverse High Street.

- Residing in a sought after 1930's Art Deco Development backing onto Durley Chine with a gated pathway to the beach.
- Set in manicured grounds within a short walk to both Bournemouth Town and Westbourne High Street.
- Completely refurbished throughout over the last couple of years to deliver an immaculate apartment to move straight into and enjoy.
- Modern kitchen with granite worktops integrated induction Hob and electric oven beneath.
- Spacious lounge/diner with feature fire surround and direct access to the private Westerly facing balcony with tree lined views towards the coast.
- Three double bedrooms with an especially impressive Master benefiting from walk in wardrobe and additional access to the balcony.
- The Property comes with Share Of Freehold and remainder of 999 year lease started in 2020.
- Offered Chain Free and conveyed with 24/7 permit parking.

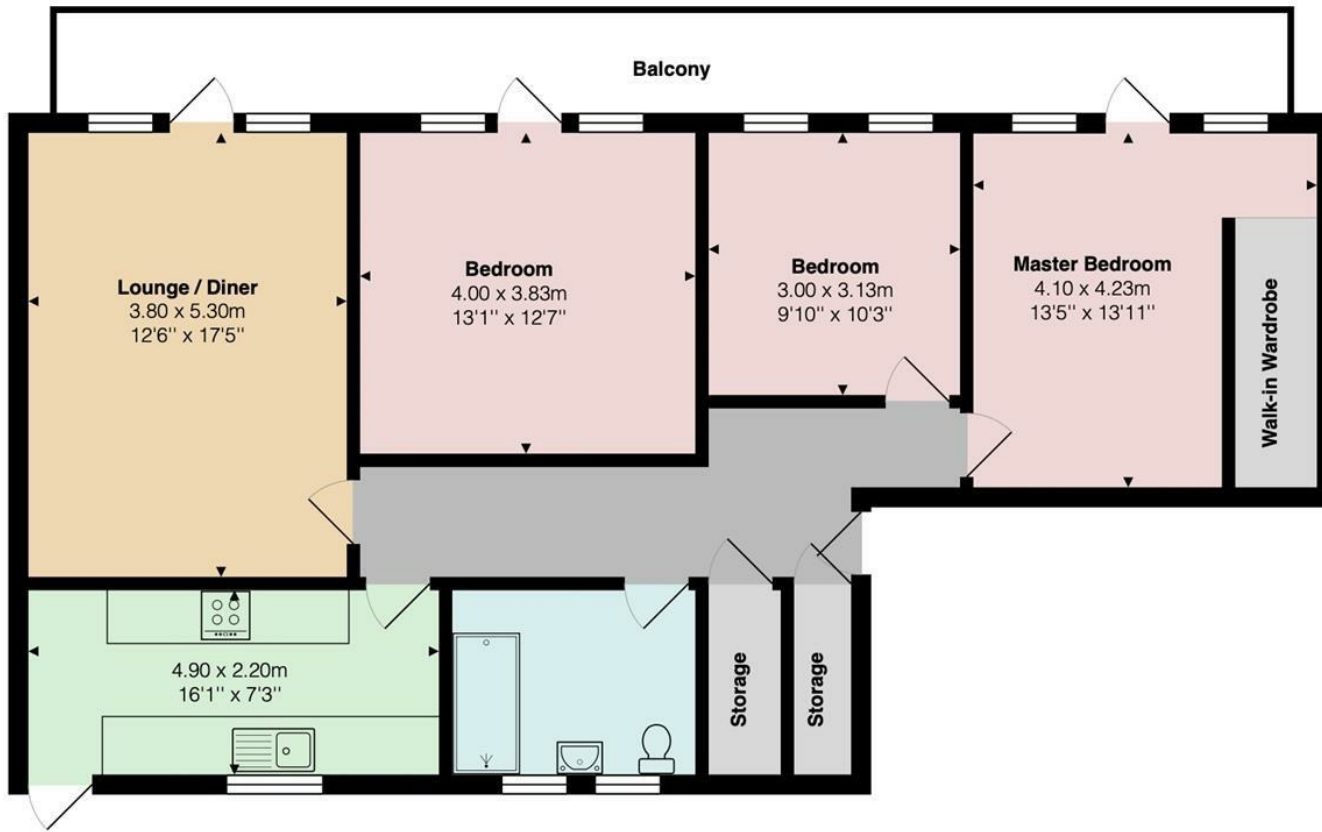






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Total Area: 98.8 m<sup>2</sup> ... 1063 ft<sup>2</sup> Not Inc Balcony  
All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-99) A			(10-15) A		
(81-91) B			(16-20) B		
(69-80) C			(21-25) C		
(55-68) D			(26-30) D		
(39-54) E			(31-35) E		
(21-38) F			(36-40) F		
(1-20) G			(41-45) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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