



**PURBECK
PROPERTY**

CELEBRATING 40 YEARS
IN WAREHAM

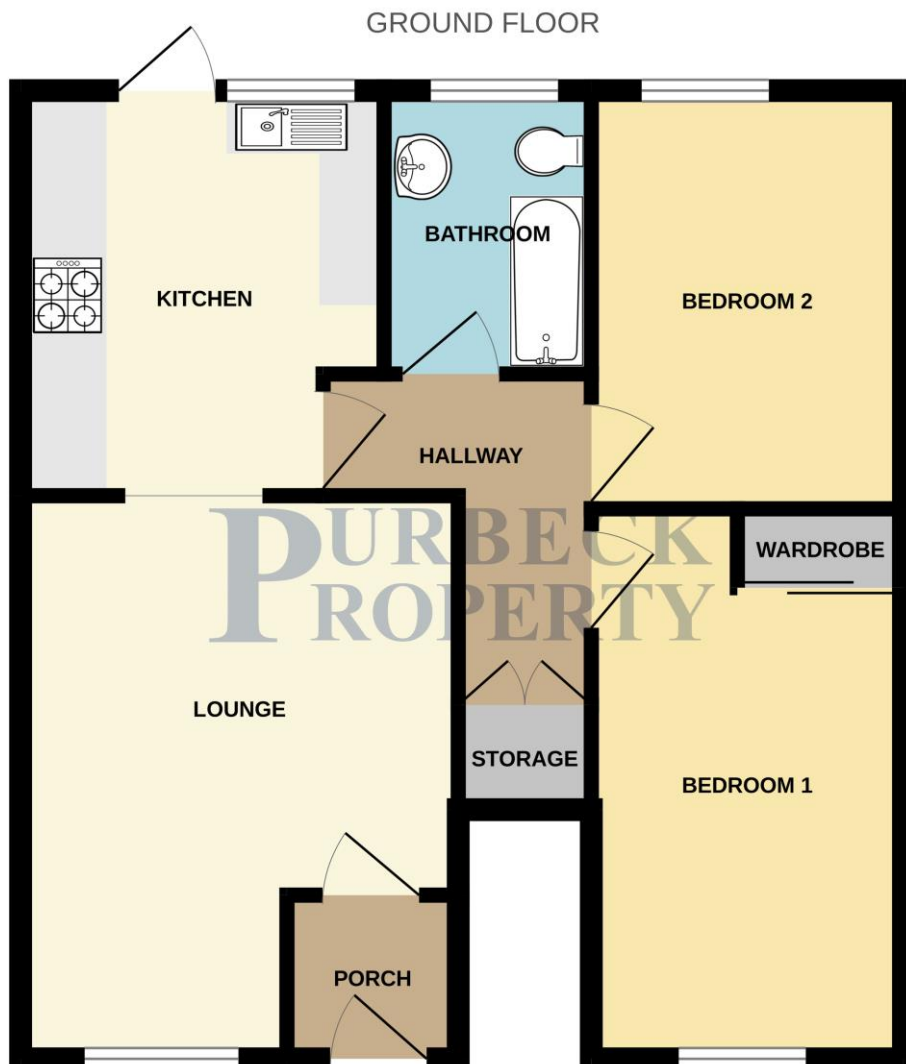
5 South Street
Wareham
Dorset
BH20 4LR
Tel 01929 556660

**AN IMACULATE 2 BEDROOM MODERN APARTMENT
WITH DIRECT ACCESS TO WELL-TENDED COMMUNAL GROUNDS
NO FORWARD CHAIN**



Chestnut Court School Lane West Lulworth BH20 5SN

GUIDE PRICE £235,000



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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Location:

West Lulworth offers a range of local amenities, traditional pubs & community facilities, with the beautiful Jurassic Coast & Lulworth Cove close by. The surrounding countryside & coastal walks provide plenty of opportunities to enjoy the outdoors, while nearby towns offer a wider range of shops, restaurants & other amenities. West Lulworth is a wonderful place to enjoy a peaceful village setting surrounded by the natural beauty of the Dorset coast.

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The Property:

This ground floor apartment is accessed via a upvc double glazed front door leading through into the communal entrance, shared with one other flat. An opaque upvc front door leads through into the living room, which has wood laminate flooring flowing through into the kitchen.

The southernly facing lounge comprises of a wall mounted flame effect electric fire & a upvc double glazed window overlooking the front aspect with shutters.

The modern kitchen comprises of a matching range of cupboards at base & eye level with soft closing drawers. The cupboards include a pull out larder rack & space for an additional under counter appliance. A 4 ring electric hob is set into the work surface with an extractor light above & splashback tiling surrounding, with a fitted oven & a grill to the side. A white enamel sink with side drainer is set into the work surface with splashback tiling surrounding, space & plumbing for a washing machine & space for an upright fridge freezer. A upvc double glazed door leads out to the rear garden, with a matching window to the side.

An inner hallway gives access to the two bedrooms & a double door storage cupboard.

The master bedroom has a upvc double glazed window to the front aspect with shutters, a fitted double sliding door wardrobe & a continuation of the wood laminate flooring from the hallway.

The second bedroom is a double sized room with a upvc double glazed window overlooking the rear garden with shutters & a radiator.

The bathroom comprises of a WC, a wash hand basin & a bath with a wall mounted electric shower & a glass shower screen. There is a upvc double glazed window to the rear aspect, splashback tiling, a heated towel rail & a mirror fronted cabinet.

Garage:

The property is conveyed with a garage in a block, with an up & over door.

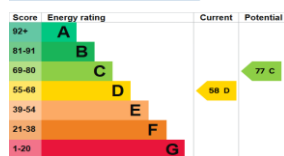
Garden:

Chestnut Court is set in well-tended communal grounds.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Measurements:

Lounge	14'6" (4.43m) x 11'4" (3.47m)
Kitchen	10'5" (3.19m) x 9'4" (2.85m)
Bedroom 1	14'7" (4.45m) x 7'8" (2.34m)
Bedroom 2	8' (2.44m) x 10'6" (3.22m)
Bathroom	7'4" (2.23m) x 5'4" (1.62m)

