

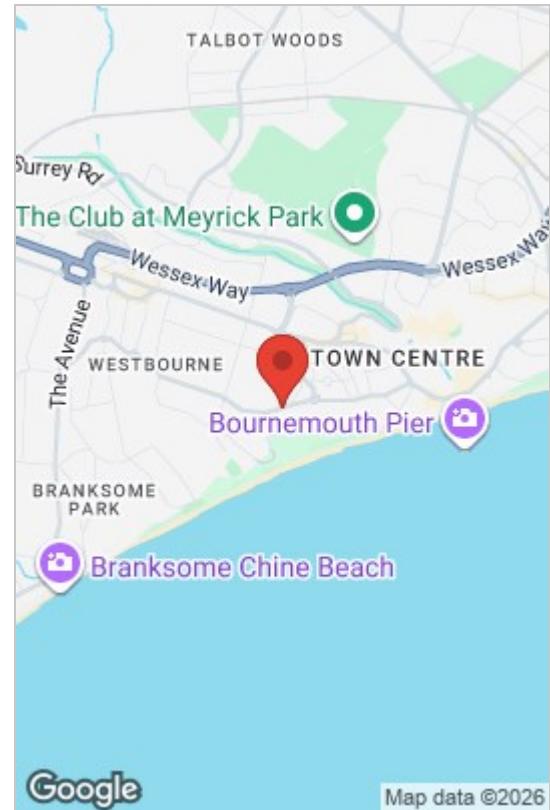
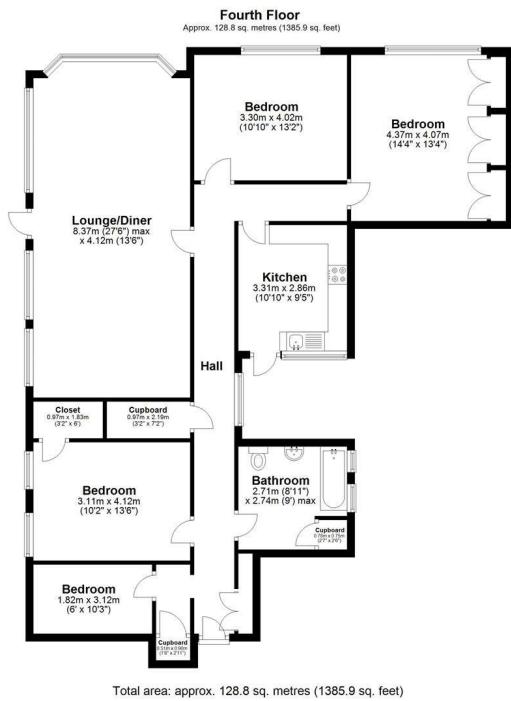


STRATTON OAK ESTATES



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36 West Cliff Road, Bournemouth, BH2 5HJ
Guide Price £435,000



- This sought after development backs directly onto Durley Chine with a gated pathway down towards the beach.
- Large wrap-around Westerly facing balcony enjoying the Sun throughout the day and into the evening.
- The Property comes with Share Of Freehold and remainder of 999 year lease started in 2020

- Located the top (4th) floor providing great views across the coast of Westcliff as well as far reaching cityscape views across Bournemouth
- The apartment comes with a garage to provide allocated parking for 1 vehicle
- Durley Chine Court is set within manicured grounds and located only a short walk from both Bournemouth Town and Westbourne High Street.

This SPACIOUS APARTMENT resides on the top (4th) floor of this SOUGHT AFTER 1930s Art Deco DEVELOPMENT. A secure GATED PATH takes you down TOWARDS THE BEACH in just a few minutes as well as Bournemouth Town and Westbournes diverse High Street within easy reach. Well proportioned bedrooms and an impressive lounge/diner, it delivers one of the largest internal spaces within the development.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	A	
(91-91)	B	B	
(89-80)	C	C	
(75-68)	D	D	
(69-54)	E	E	
(51-38)	F	F	
(1-20)	G	G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		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.