



Chine Grange 8 Chine  
Crescent Road Bournemouth  
BH2 5LL

A two double bedroom, two bathroom top floor flat  
just a short walk from the sea front.

£279,950

ALBURY  
& HALL

Albury & Hall are delighted to be offering this two-bedroom, two bathroom top floor apartment which is now in need of updating.

The property is situated in a perfect location on a quiet residential road just a short walk from the Blue Flag beach at Durley Chine. Westbourne village with its cafes, bars and restaurants alongside exclusive boutiques and the usual High street amenities is within easy reach as is Bournemouth town centre with its diverse range of shopping, leisure and entertainment facilities. There are excellent transport links with easy access by road and rail to Southampton and London and an excellent public transport system including National Express running through Westbourne itself.

Carpeted communal hallways with LIFT & stairs to the third (top) floor where the front door opens into the good size entrance hall with two storage cupboards and all principal rooms leading off. The south facing living room has a sliding patio door leading out onto the south facing balcony and a double-glazed eye level window with side aspect. Also from the hall is the good size kitchen/breakfast room with four ring hob and eye level double oven. The main bedroom has built in wardrobes and an ensuite shower room. The second bedroom is also a double room and finally a family bathroom with three-piece suite. A single garage is conveyed with the property with parking area for visitors.

Although now in need of updating the property offers great potential and has the benefit of a lift, gas central heating, security entry phone system and double glazing.

The vendor has supplied the following information:

Tenure: Extended Lease of approximately 150 years

Ground Rent: Peppercorn

Maintenance: Approximately £1800.00 per annum

Council Tax: BAND E

**Albury & Hall**

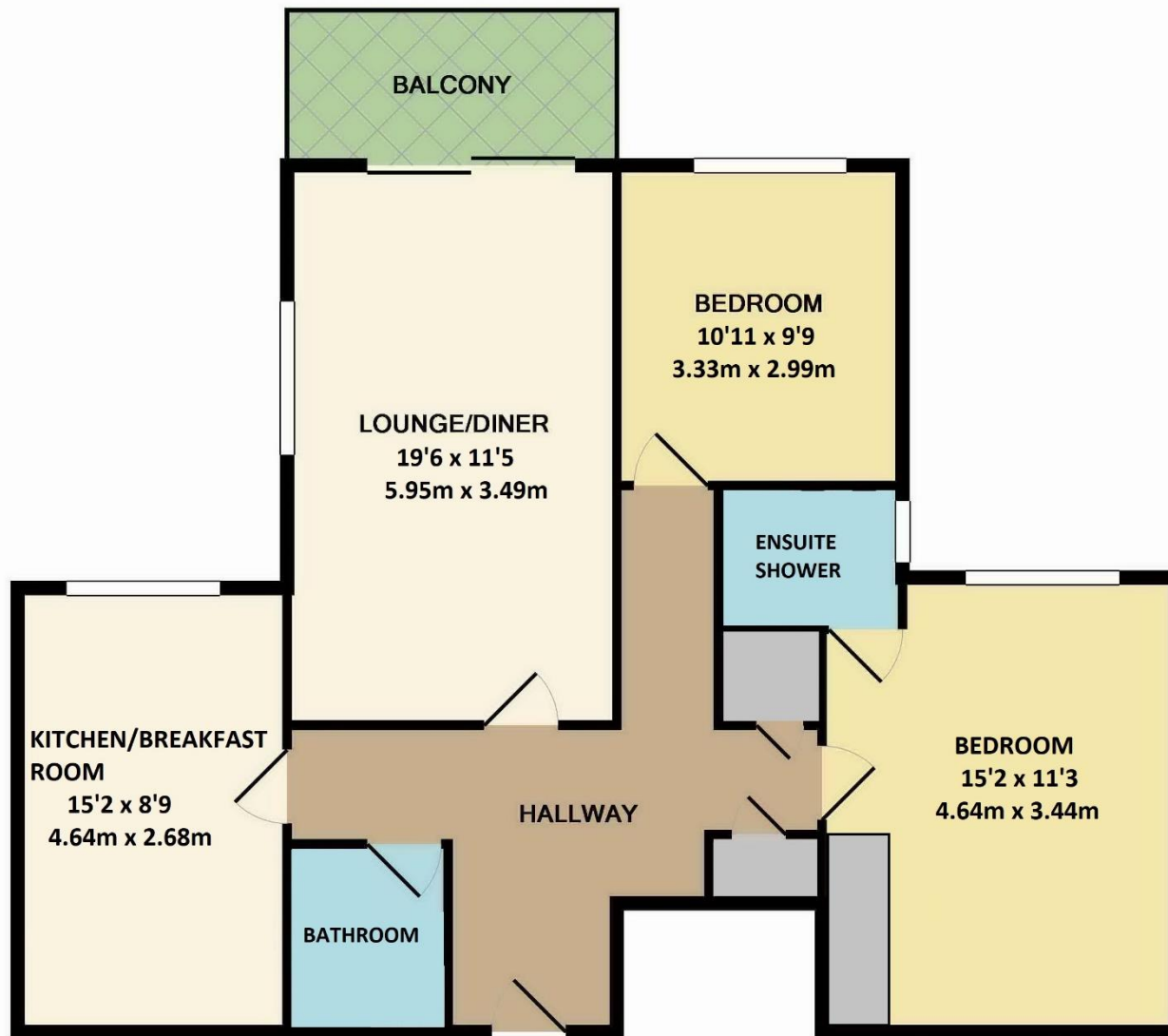
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**This plan is NOT to scale & is for guidance purposes only**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	77
	EU Directive 2002/91/EC	

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

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