

WESTBOURNE SALES
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GRAND MARINE COURT, DURLEY GARDENS, BOURNEMOUTH, BH2 5HS
£235,000



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GRAND MARINE COURT DURLEY GARDENS, BH2 5HS £235,000

Situation

Grand Marine Court occupies a superb position close to Durley Chine with its famous blue flag sandy bathing beaches. Bournemouth town centre is also within close proximity and offers a wide range of entertainment, leisure and shopping facilities as well as the renowned sandy beaches found at pier approach. Westbourne is a very popular shopping village and is within close proximity providing an eclectic mix of independent shops, bars, bistros and restaurants.

The Wessex Way A338 is close at hand, giving easy access to the M27 Motorway and there are mainline fast train routes from either Bournemouth and Branksome Railway Stations to Southampton and London Waterloo.

Description

Mays of Westbourne are delighted to be instructed on the spacious two bedroom first floor converted apartment, enjoying fantastic sea views. The apartment which now requires complete modernisation, is approached via steps leading up to the communal front door with porterphone entry phone system, welcoming and bright communal entrance hall. The apartment can be approached by either passenger lift or staircase. Hardwood front door leads to:-

Spacious Entrance Reception Hall, with all principle rooms leading off.

Lounge/Dining Room – Enjoying fabulous sea views and a delightful open outlook. Ample space for table and chairs.

Kitchen – Side aspect. Range of floor and wall mounted storage cupboards. Sash windows. Space for table and chairs.

Bedroom 1 –Side aspect. Bright and spacious room with high ceilings and sash windows.

Bedroom 2 – Side aspect. Wash hand basin.

Bathroom – Wash hand basin & WC

Outside – Parking is available on a first come first serve basis.

General Notes

- Fabulous location – just moments from the beach
- Requires complete modernisation
- Incredible sea views
- Long Lease
- Ideal Investment Opportunity
- Two Bedrooms
- Spacious Lounge/Dining Room
- Parking on a first come first serve basis
- No Forward Chain

Tenure: Leasehold

Local Authority:

Viewing: Strictly by appointment with Mays Estate Agents

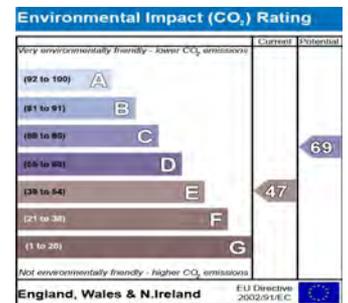
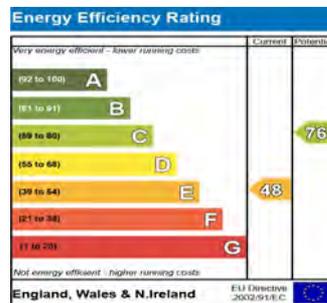
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Important Notice

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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

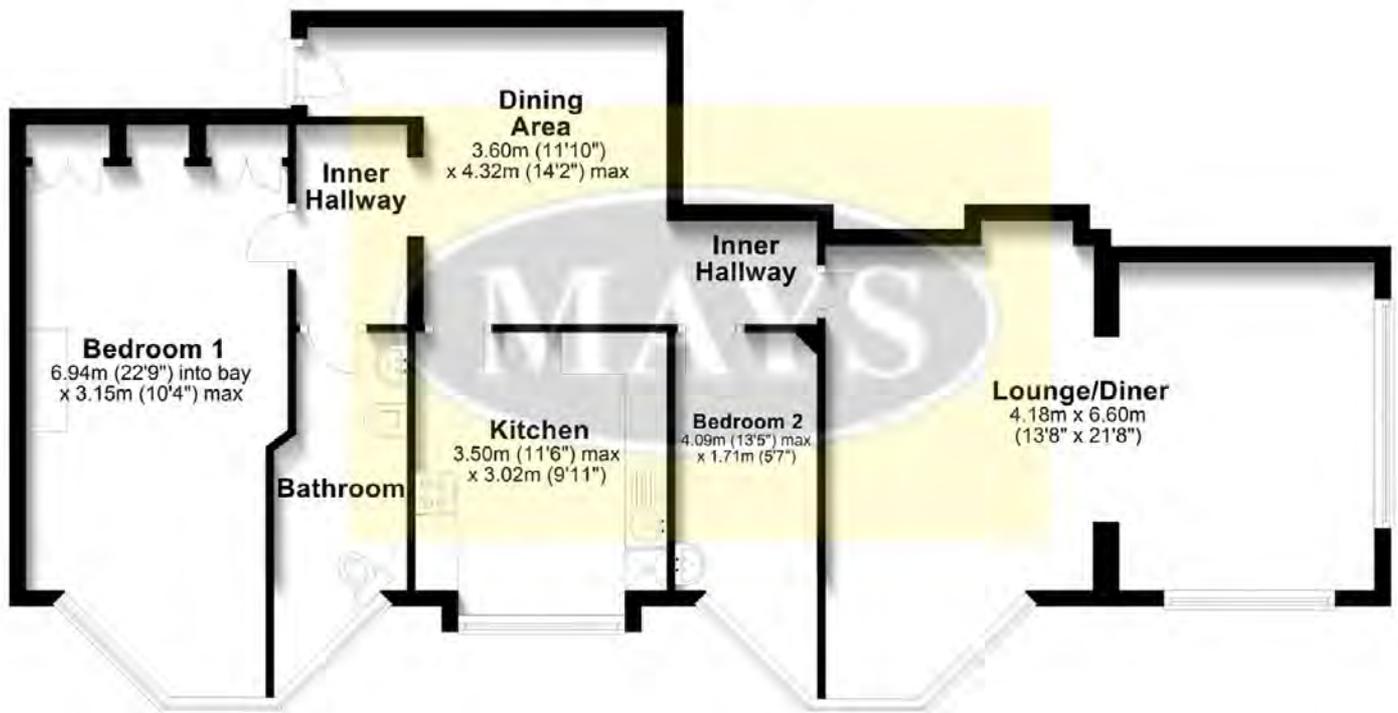
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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Ground Floor

Approx. 86.7 sq. metres (933.5 sq. feet)



Total area: approx. 86.7 sq. metres (933.5 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

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