



**Chine Crescent Road West Cliff BH2 5LQ**  
**£359,000 ShareOfFreehold**







Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
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**£359,000 ShareOfFreehold**

Adams Property Agents are delighted to be offering for sale this well presented, first floor two bedroom purpose built apartment set in its own well maintained grounds.

Powerscourt is a modern purpose built block of apartments occupying a superb position behind secure electronic gates on the West Cliff. A short walk across West Cliff Road leads down to the sea and beach and the famous Bournemouth Pier. The town centre of Bournemouth provides superb restaurant, entertainment and shopping facilities. Communications are good with Bournemouth enjoying a mainline railway station with services to Southampton and London. In the other direction within a mile, Westbourne village can be found with further superb restaurants and boutiques.

The apartment benefits from many features including UPVC double glazing, gas heating, modern fitted kitchen/breakfast room with fitted appliances, modern fitted bathroom and shower room. From the spacious entrance hallway doors lead off to a living room with good size sun balcony, a fully fitted kitchen/breakfast room with granite worktops, the master bedroom benefiting from an en-suite shower room. There is then a further family bathroom. The property is presented in good order throughout and must be viewed internally for it to be fully appreciated.

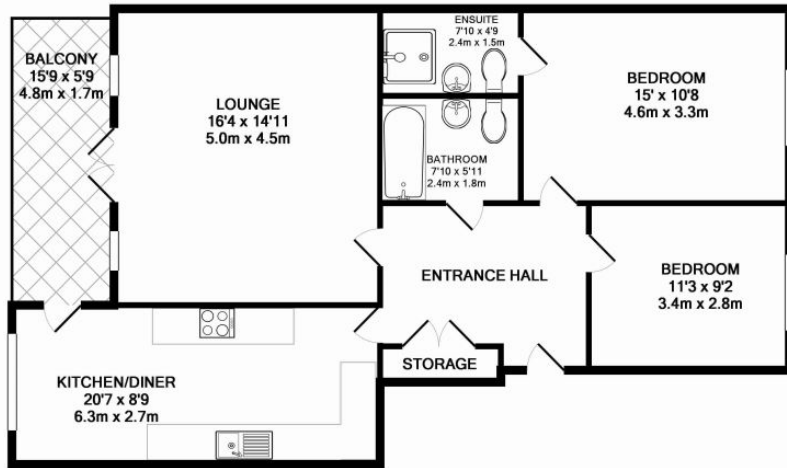
The development is approached via electronically operated security gates giving access to visitor parking bays and an allocated parking space. The gardens are laid to lawn with flower, tree and shrub borders.

No pets are allowed in the block.

An internal inspection is highly recommended to appreciate the accommodation on offer.

Property is not empty and is currently rented out. with tenancy ending in May 2025.





TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>85</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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