

23 Bure Park, Friars Cliff, Dorset, BH23  
4EF

Asking Price **£279,950**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



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1992

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# Located in a sought after development close to the beach...

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LOCATED IN A SOUGHT AFTER DEVELOPMENT JUST A SHORT DISTANCE FROM THE BEAUTIFUL LOCAL BEACH, IS A WELL PRESENTED, TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT. SET IN WELL MAINTAINED GROUNDS, WITH A GARAGE, AND A SHARE IN THE FREEHOLD, THE PROPERTY HAS PLENTY TO OFFER.

Private entrance to the property via pleasant approach. Stairs to landing.

There are two bedrooms, both double rooms and both some fitted storage. The master in particular is a generous size.

The modern bathroom comprises a bath with shower over, a WC and wash hand basin. Obscured glazed window, heated towel rail, part tiled walls.

A modern kitchen breakfast room has range of eye and base level units with cupboards, drawers, and a breakfast bar. Integrated appliances including a dishwasher, double oven, microwave, electric hob, fridge, and freezer, whilst there is space for a washing machine. Pleasant outlook over the attractive gardens at the rear.

The sitting room is dual aspect and has a modern wall mounted electric fire.

## Outside

Bure Park is set in established and well maintained grounds. Mainly laid to lawn with various shrubs throughout.

At the bottom of the development is a private gate with pedestrian access to the beautiful nearby beach.

The property is conveyed with a garage which is located at the rear.

## Tenure and Maintenance

We understand that the property benefits from a share in the freehold therefore no ground rent is collected. Balance of a 200 year lease from 2019 remains.

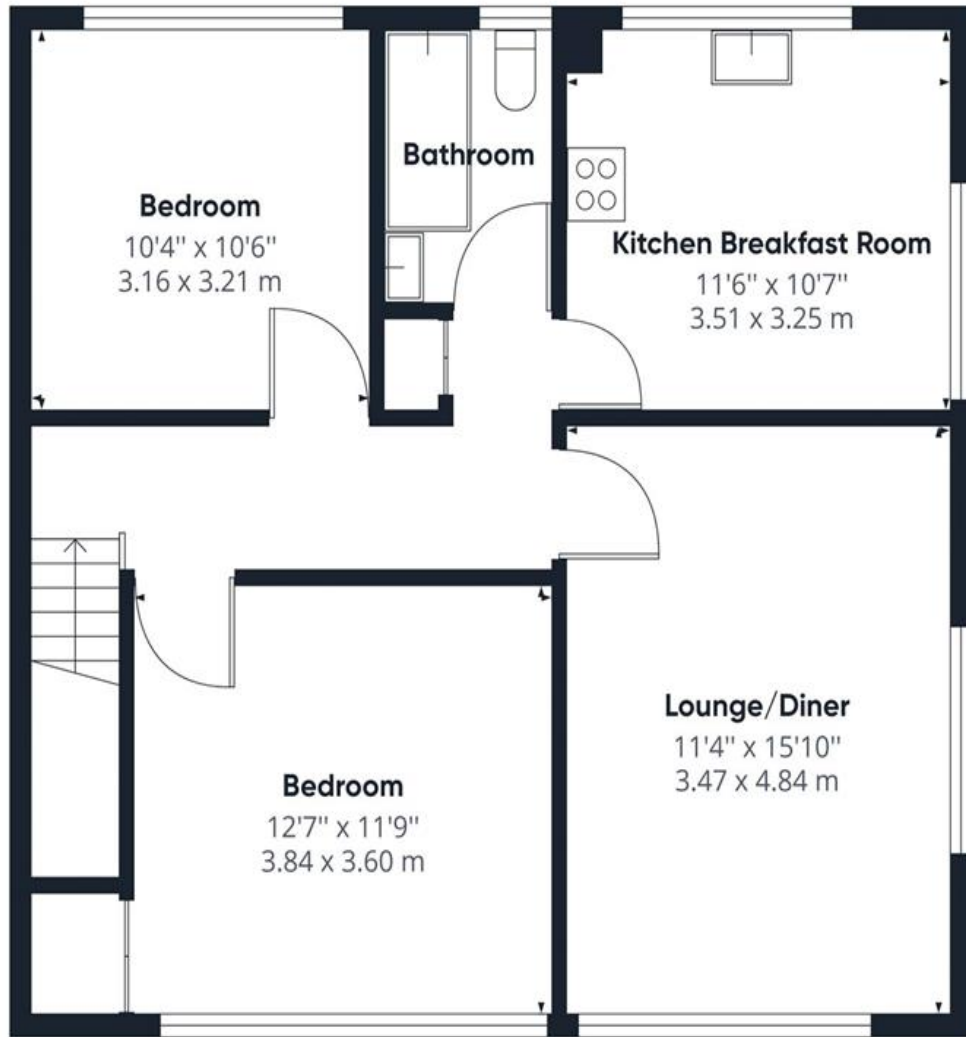
We understand an annual maintenance charge is payable which amounts to approximately £1100 and includes buildings insurance.

Council tax band C.



## KEY POINTS

- Private gate with pedestrian access to Avon beach
- First floor with private entrance
- Garage
- Share in the freehold



Floor 1

Approximate total area<sup>(1)</sup>

695.42 ft<sup>2</sup>  
64.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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