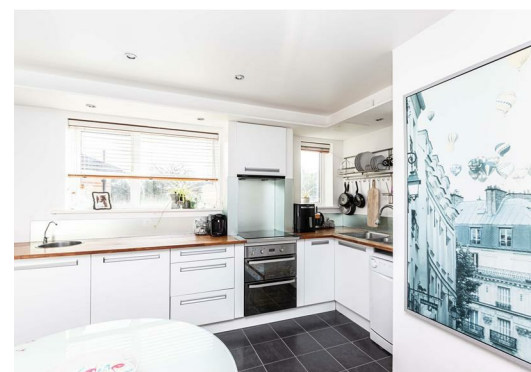




STRATTON OAK ESTATES



2 2 1 C

4 Crosby Road, Bournemouth, BH4 8JE  
£1,400

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD  
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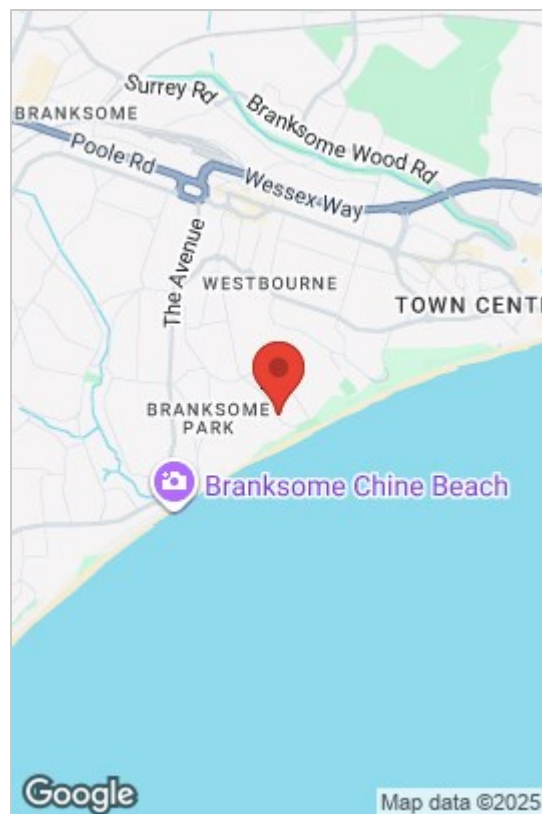
GROSS INTERNAL AREA  
EXCLUDED AREAS: BALCONY: 45 sq.ft, 4 m<sup>2</sup>  
TOTAL: 816 sq.ft, 76 m<sup>2</sup>



STRATTON OAK ESTATES

- Sought-after Alum Chine location just 150 metres from the beach
- Two generously sized double bedrooms with ensuite to master
- Stylish open-plan kitchen/dining/living area with natural separation of spaces
- Modern bathroom with shower-over-bath and vanity storage
- Garage with off-road parking plus ample unrestricted on-road parking nearby
- A short walk to Westbourne village's boutique shops, cafés, restaurants, and bars
- Bright dual-aspect living room creating a spacious, airy feel
- Private balcony
- Unique trap door providing internal access to garage/utility area
- Ideal coastal home offering both comfort and lifestyle

Private Balcony & Garage are key features for this long term rental located in the highly sought-after Alum Chine and just 150 metres from the beach. This beautifully presented two-bedroom apartment offers an enviable blend of coastal lifestyle and village convenience. This ideal rental rental modern comfort, generous living spaces, sea glimpses, with in easy reach of Westbourne.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.