



Crosby Court, 4 Crosby Road
Bournemouth, Dorset, BH4

HAMPTONS
INTERNATIONAL

Beyond your expectations

An exceptional penthouse apartment with stunning coastal views

Hall | Open plan sitting room | dining room and kitchen | Two bedrooms | Bathroom | Shower room | Roof terrace with hot tub | Balcony | Garage | Car port | Secure storage area | Glorious sea views | Approximately 1265 sq ft

Guide Price £600,000 Share of Freehold

Description

A truly exceptional penthouse apartment with far reaching sea views encompassing Bournemouth Pier towards Hengistbury Head.

The living space is divided into well arranged open plan kitchen, sitting and dining areas and has been carefully designed to enhance the impact of the beautiful views. There is a suspended log burning stove which can be rotated to direct heat towards both the living area and the roof terrace and wide sliding doors that open from the living space onto the roof terrace which has a generous sitting area and hot tub. The apartment has two bedrooms, a shower room and separate bathroom.

The apartment has been beautifully finished with a well thought out kitchen with integrated appliances and underfloor heating. There is also a very sophisticated audio system which features ceiling speakers in the kitchen, sitting room, dining room, bedroom and bathroom.

Outside

Accessed via wide sliding doors is a generous roof terrace. This space is currently arranged with a generous seating area and a hot tub from which to enjoy the glorious southerly and easterly sea views.

The apartment also has a single garage and a car port, behind which lies a secure storage area ideal for bikes.

Location

Crosby Court occupies a convenient position 500 yards on foot from the delightful sandy beach between Branksome Dean Chine and Alum Chine. The nearby centres of Westbourne and Canford Cliffs offer a range of independent shops and restaurants with larger shopping and entertainment facilities available in Bournemouth.

Additional Information

The owner informs us that the annual service charge is approximately £390.

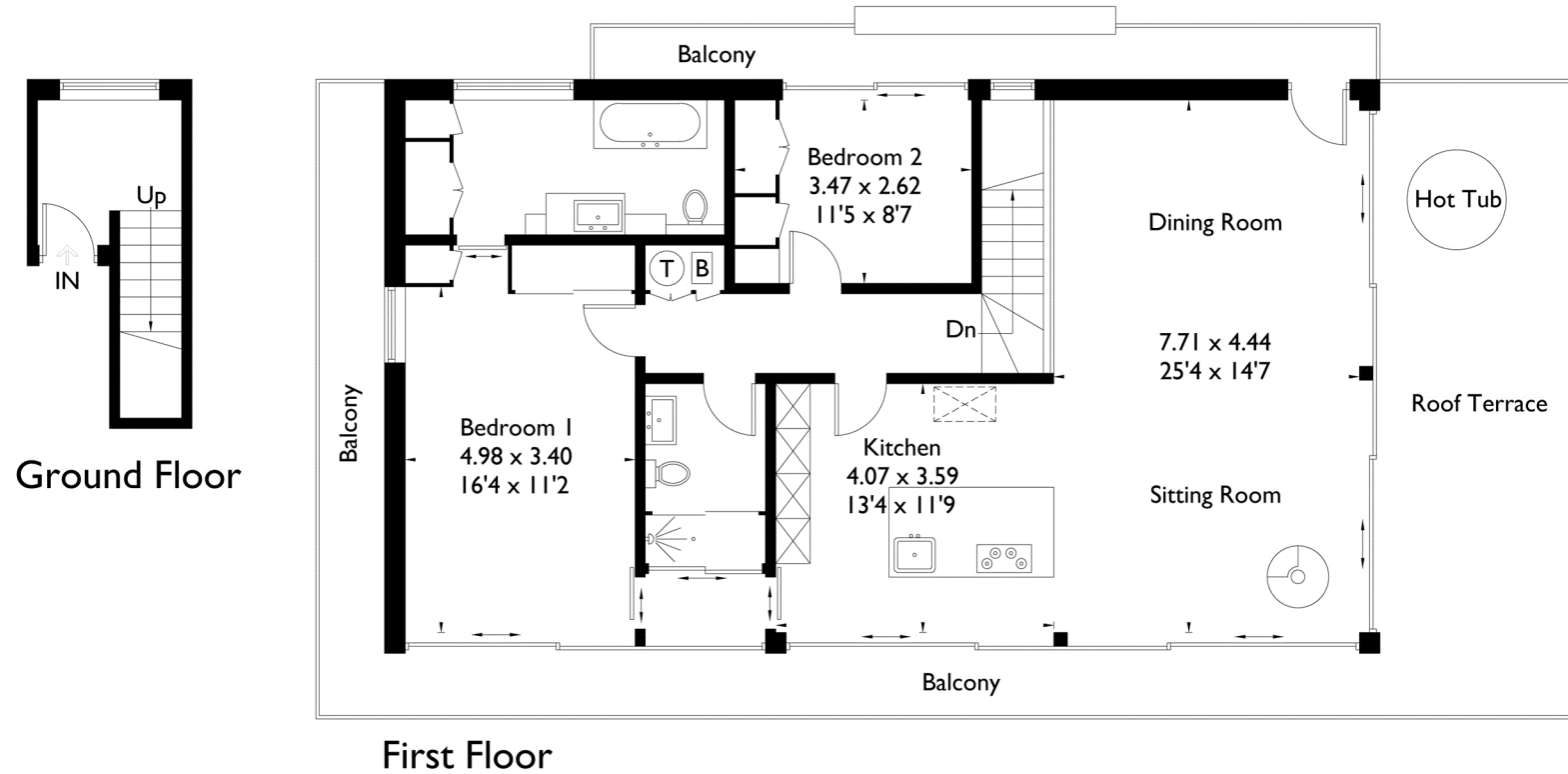
Share of Freehold: Lease for 999 years granted in June 1959



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Crosby Road, Bournemouth

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 168921

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

