



FLAT 3 CHINE GRANGE

WEST CLIFF

Dorset, BH2 5LL

£1,400 PCM

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# SPACIOUS FIRST FLOOR TWO BEDROOM APARTMENT

- Two Bedroom Apartment
- Balcony
- Garage
- Unfurnished
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	78	82
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 1148855

**Deposit Amount:** £1,615.38

**Council Tax:** Band E

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Garage

**Utilities:** Ask Agent

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

**Drainage:** Mains Supply Drainage

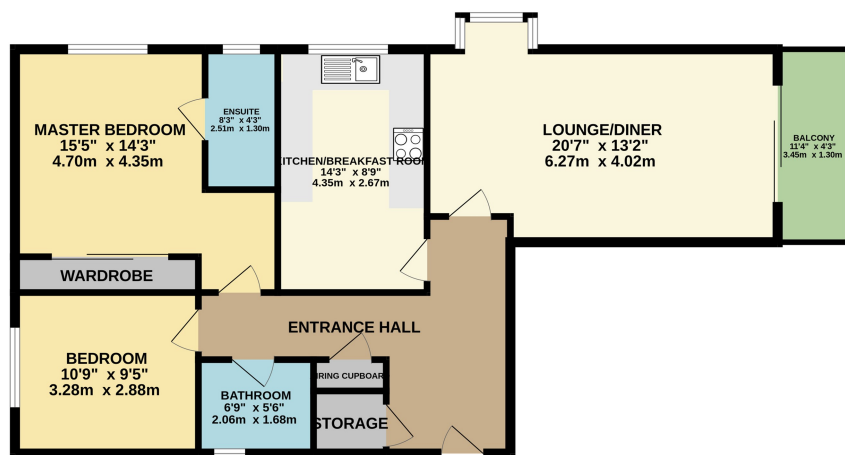
**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Located in the West Cliff, this two bedroom first floor apartment is offered to the market unfurnished. The property is situated close to local beaches and comprises of two double bedrooms both with fitted wardrobes and ensuite shower room for the master bedroom, further modern shower room, spacious dual aspect lounge/diner leading onto a southerly facing balcony with views over the well tended communal gardens and a modern kitchen/breakfast room with room for a table.

The property also benefits from a garage, lift and has ample storage.



This Floor Plan is for guidance only and is NOT to SCALE  
 Made with Metropix ©2025

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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