



HEARNES
WHERE SERVICE COUNTS

A truly stunning contemporary apartment located in the premier West Cliff location within a moments walk of the award winning sandy beaches and seafront along with being only a short walk to the popular Westbourne Village. The property enjoys a luxury open plan kitchen, three double bedrooms, two high specification bath/shower rooms and impressive split level living/dining room which leads onto a balcony. The property further benefits from a Sonos sound system and cinema projector system in the kitchen, share of freehold, detached garage and ample off road parking.

The development is accessed via a secure entry phone system with a superbly maintained and grand communal hallway leading to the first floor and entrance of the apartment. On entering the property an entrance hall with large cloaks storage cupboard leads to the main accommodation via an attractive staircase with feature exposed brick wall. The stunning, open plan kitchen/dining/day room with engineered oak flooring is fitted with a comprehensive range of floor and wall mounted units finished with a solid granite work surface and large central island unit. To one end of the kitchen there is a snug seating area with attractive exposed brick wall whilst the kitchen also benefits from a large built in storage cupboard.

A particular feature of the property is the large split level living/dining room which is flooded with light via a number of Velux windows and a door leading out onto a secluded, covered balcony offering a pleasant outlook.

The apartment offers three bedrooms all of which are double in size with the master bedroom featuring fitted wardrobes, built in linen cupboard and two further built in eaves storage cupboards. The master bedroom is served by a high specification fitted en suite shower room. The accommodation is complete with a further luxury bathroom comprised of WC, hand wash basing and shower over bath.

Externally the property is situated within superbly maintained communal gardens with the benefit of a large paved garden area situated to the rear of the development. The property further benefits from a large detached garage and allocated parking.

EPC RATING: C

COUNCIL TAX BAND: F

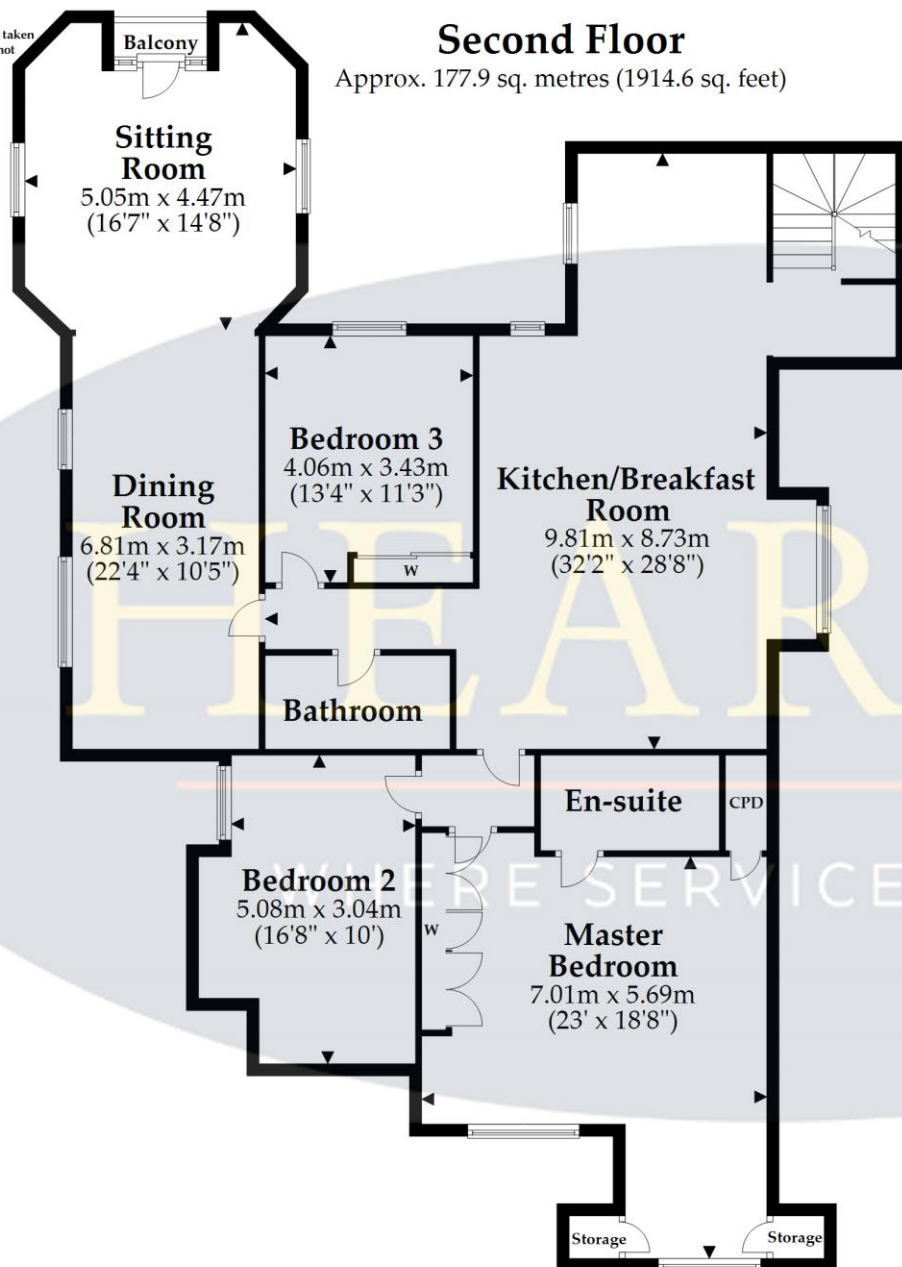
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

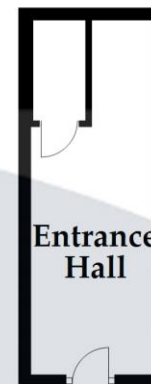
Second Floor

Approx. 177.9 sq. metres (1914.6 sq. feet)



First Floor

Approx. 11.8 sq. metres (127.5 sq. feet)



Total area: approx. 189.7 sq. metres (2042.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



