



HEARNES

WHERE SERVICE COUNTS

A rarely available freehold house located in the highly sought after East Cliff location within only a moments walk of the clifftop and award winning sandy beaches whilst being also within easy reach of Bournemouth Town Centre and main transport links including mainline train station. The property has been superbly maintained and updated by the current owners whilst featuring two reception rooms, ground floor shower room, three generously sized bedrooms and a modern fitted kitchen. The property further benefits from off road parking, a private garden and is offered for sale with no forward chain.

On entering the property an entrance hall, with stairs leading to the first floor landing, leads into a living room which overlooks the front aspect. To the rear there is a separate dining room which overlooks the rear garden. A particular feature of the property is the modern fitted kitchen/breakfast room offering ample floor and wall mounted units finished with a matching works surface and space for a range of kitchen appliances. Completing the ground floor accommodation is a modern fitted shower room comprising a WC, wash hand basin and shower enclosure.

Situated on the first floor are the property's three bedrooms which are served by a modern fitted family bathroom.

Externally the property features a private rear garden being mainly laid to lawn whilst to the front a driveway provides ample off road parking.

EPC RATING: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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.



GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.

FIRST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

