



HEARNES

WHERE SERVICE COUNTS

A superbly presented and maintained two bedroom ground floor apartment with private patio situated within the highly sought after East Cliff location only a moments walk to the award winning sandy beaches and within easy reach of Bournemouth Town Centre and transport links. The property has undergone complete modernisation by the current owner featuring a modern bathroom and kitchen along with direct access onto a southerly facing private patio. The property further benefits from visitors parking to the front and a share of the freehold.

The development is accessed by a secure entry phone system with a superbly maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property you are instantly welcomed by a spacious entrance hall offering ample storage cupboards and opening into a generously sized living room with sliding doors opening onto a private southerly facing balcony. From the living room you lead into a utility area which in turn opens into a modern galley kitchen which offers a range of floor and wall mounted units finished with a contrasting work surface and breakfast bar.

The properties two bedrooms are generously sized double rooms with the impressive primary bedroom offering a view over the rear aspect and fitted storage. The accommodation is complete with a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

The building is set within mature, well-maintained grounds, featuring a combination of hardstanding areas for residents' parking and attractive landscaped gardens, with convenient bike racks located to the rear.

EPC: D

COUNCIL TAX BAND: A

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
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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.
Made with Metrigia 6/2025

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

