



**HEARNES**

WHERE SERVICE COUNTS

Situated in this sought-after block on the East Cliff, offering an impressive 1,278 sq. ft. of accommodation, is this superbly presented three double-bedroom apartment on the fifth floor. The property boasts stunning sea views towards the Isle of Wight, with glimpses of Old Harry Rocks and the Purbecks. It further benefits from secure underground parking and two modern fitted bath/shower rooms. Ideally located along the East Cliff, it offers easy access to Bournemouth town centre, with its array of bars, restaurants, and shops. The building is accessed via a secure entry phone system, with both stairs and a lift providing access to the fifth floor.

On entering the apartment, a spacious hallway with ample storage leads to all living areas. The large open-plan living/dining room extends onto an enclosed balcony, offering fabulous sea views towards the Isle of Wight. The modern fitted kitchen, complete with a breakfast bar, features a range of floor and wall-mounted cupboards, complemented by a contrasting black work surface and space for white goods.

The primary bedroom is a spacious double, enjoying sea views, ample fitted storage, and access to a large en-suite comprising a bath, shower enclosure, WC, and hand wash basin. Bedrooms two and three both overlook the inland aspect and are served by a modern bathroom.

Externally, the property is set within beautifully maintained, landscaped communal grounds with secure access to the cliff top. Further benefits include a secure underground allocated parking space, with additional residents' permit parking available on-site.

Maintenance charge approximately £6450.00 per annum to include water rates, building insurance, internal redecoration and re-carpeting of all communal areas and a contribution to the sinking fund.

Share of freehold - 147 years remaining on the lease

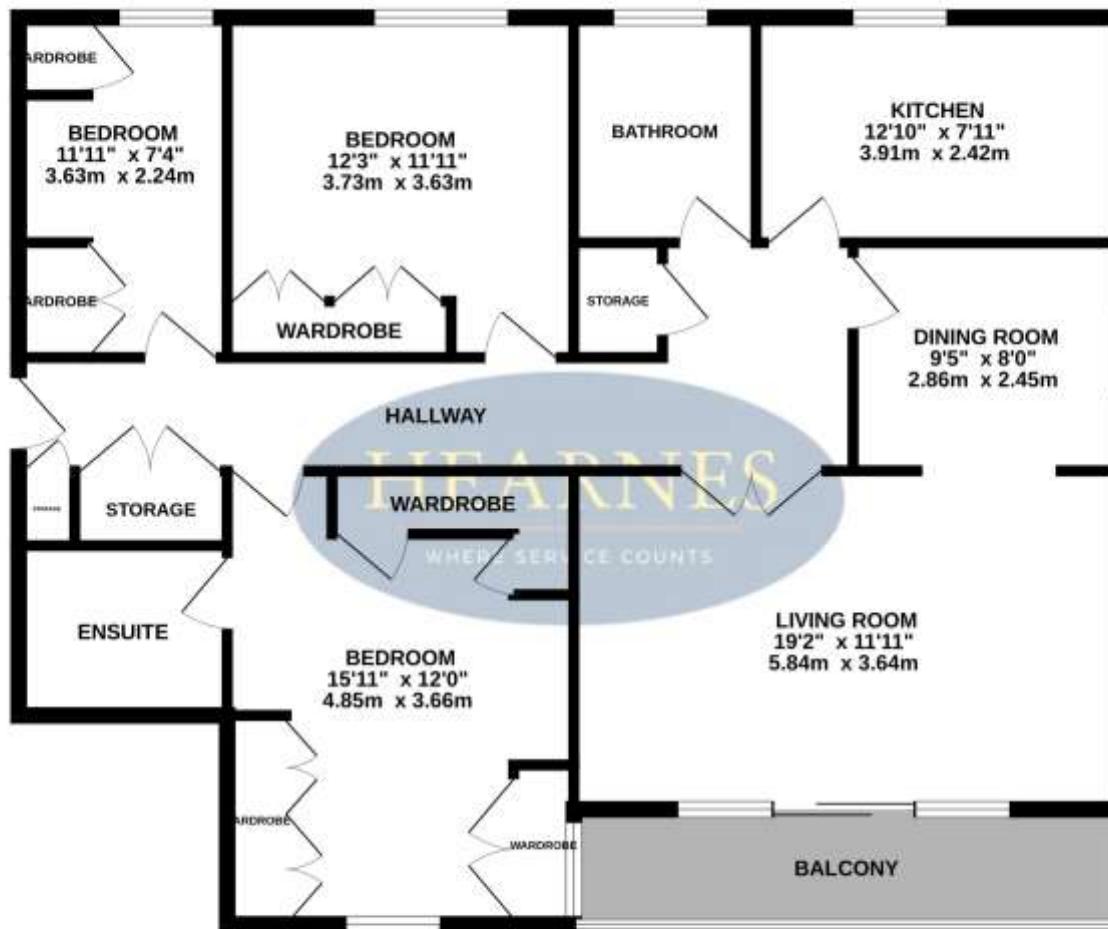
**COUNCIL TAX BAND: F**

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.

**EPC RATING: C**



1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their working order or efficiency. No warranties can be given.  
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