



Flat 35 Green Park

91 Manor Road, Bournemouth, BH1 3HR

SPENCERS
COASTAL





Occupying a desirable position on the seventh floor of a meticulously maintained, prestigious development, this expansive three-bedroom, two-bathroom apartment boasts direct panoramic sea views from every room

The Property

Upon entry, you're welcomed by a wide, light-filled hallway that creates an immediate sense of space and ease of flow throughout the home. The generously proportioned living and dining area is flooded with natural light, thanks to full-height sliding glass doors that open seamlessly onto a substantial private balcony. This outdoor space offers the perfect vantage point for taking in the breathtaking coastal views — an idyllic setting for morning coffee, evening drinks, or entertaining guests with the sea as your backdrop.

The separate, contemporary kitchen/breakfast room is both stylish and functional, featuring ample countertop space and modern cabinetry, with dedicated space for essential appliances including a full-size dishwasher, fridge freezer, and washing machine. There is also room for a casual dining area, ideal for everyday meals with a view.

The apartment offers excellent storage, with four large cupboards positioned off the hallway, enhancing practicality for everyday living.

OIEO £450,000



1



3



2



A truly rare offering along the sought-after Bournemouth coastline

The Property Continued ...

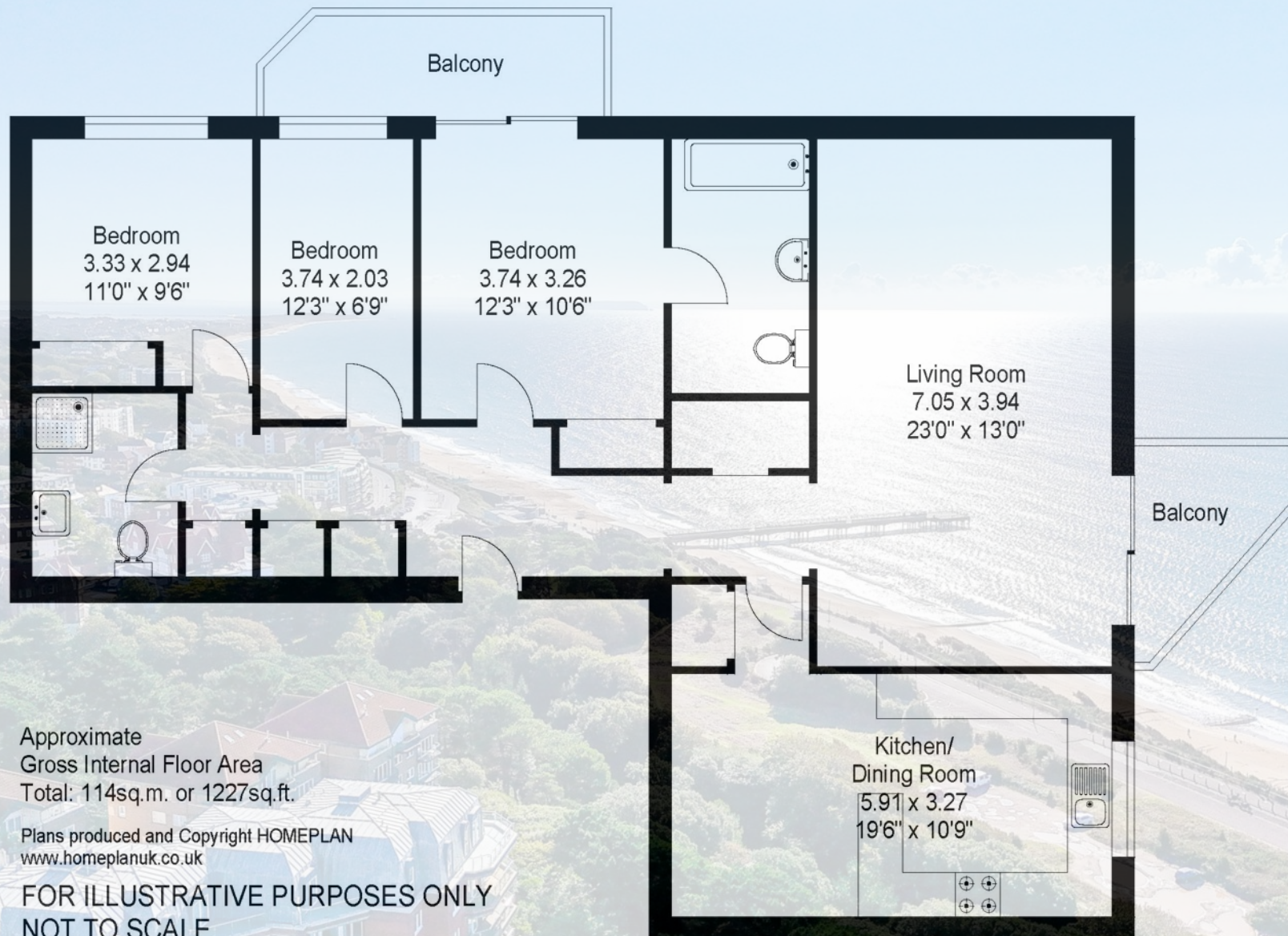
Accommodation comprises three well-proportioned double bedrooms. The principal suite features an extensive en-suite shower room and direct access to a private balcony — perfect for enjoying far-reaching sea views in peace and privacy. The second double bedroom is bright and inviting, complete with fitted wardrobes and expansive coastal views. The third bedroom, also a double, benefits from the same south-westerly aspect and stunning sea outlook, making it ideal for guests, family, or even a home office.

Further features include a large allocated underground parking space with secure access, additional visitor parking, lift access to all floors, secure entry phone system for peace of mind as well as well-kept communal areas and landscaped grounds.

Perfectly positioned just moments from Bournemouth's award-winning sandy beaches, the apartment is ideally located for easy access to the vibrant town centre, with its array of shops, restaurants, cafés, and entertainment venues. Excellent transport links — including road, rail, and bus connections — make travel convenient, whether for commuting or leisure.

This exceptional coastal residence presents a rare opportunity to acquire a spacious, sea-facing apartment in a premium location. Whether you're seeking a permanent seaside home, a luxurious holiday retreat, or a sound investment, this property offers the perfect blend of lifestyle, location, and long-term value.





Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Additional Information

Energy Performance Rating: B Current: 82 Potential: 82

Council Tax Band: G

Tenure: Share of Freehold

Lease Length: 999 years from March 2003

Service Charge: £4,933 per annum - covering maintenance of car parks, gardening, internal stairways, lift and lobby

All mains services are connected to the property

Parking: Communal - 2x allocated spaces

Broadband: Satellite broadband

Mobile Coverage: No known issues, please contact your provider for further clarity





The Local Area

Sought-after location on the East Cliff just a short stroll from award-winning, blue flag beaches. The location of this apartment is what makes this property a home of distinction, with far reaching sea views encompassing the Purbeck Hills and the Isle of Wight.

Bournemouth's location has made it a popular destination for tourists, attracting over seven million visitors annually with its beaches and popular leisure activities. The town is also a regional centre of business, and a financial sector and is home to the headquarters of JP Morgan, Nationwide and Vitality Health. Bournemouth is also renowned for its free, 4-day Air Festival, the UK's largest Air Festival with iconic aircrafts such as the RAF Typhoon and the legendary Red Arrows displaying over the sea.

Points Of Interest

Bournemouth Bay	0.5 Miles
Bournemouth Train Station	1.1 Miles
Solent Mead Golf Centre	3.6 Miles
St Katherine's School	4.0 Miles
Hengistbury Head	4.0 Miles
Christchurch High Street	4.0 Miles
Bournemouth Airport	6.3 Miles
Poole Harbour	7.0 Miles
New Forest National Park	9.4 Miles
London Waterloo	1 hour 50 mins by train



For more information or to arrange a viewing please contact us:

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