



HEARNES

WHERE SERVICE COUNTS

A superbly positioned two double bedroom second-floor apartment, set within the highly sought-after East Cliff. The property offers generous living space and features a south-facing balcony, garage in a nearby block, residents parking, and immaculately kept communal grounds. Ideally located, the seafront and award-winning sandy beaches are just moments away, with Bournemouth Town Centre less than a mile distant.

The apartment is accessed via a secure entry phone system with stairs leading to the second floor. A spacious hallway opens via double doors into a generously proportioned living room with access to a private balcony. To the rear aspect, a refitted kitchen provides a range of floor and wall-mounted units with contrasting work surfaces, an integrated oven with hob and extractor, and space for further appliances.

Both bedrooms are doubles, with the primary benefiting from bespoke fitted wardrobes. They are served by a modern family bathroom comprising a three-piece white suite with WC, wash hand basin, and bath with shower over.

Externally, the property enjoys beautifully maintained communal gardens, a single garage in a nearby block, and residents parking.

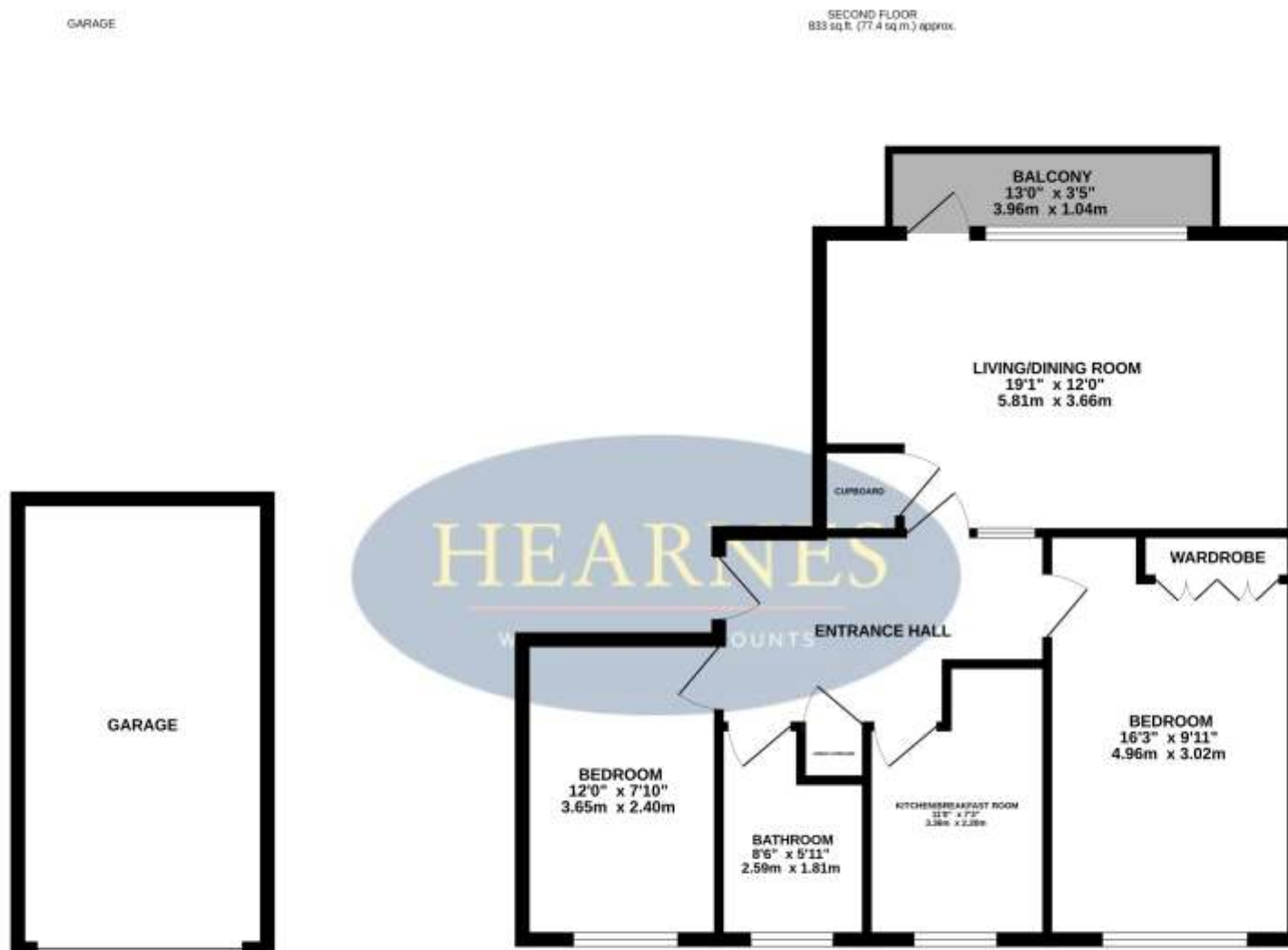
Maintenance is approximately £ per quarter, covering gardening, insurance, general maintenance, and water rates.

COUNCIL TAX BAND: C

EPC RATING: D

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.





TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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

