



**HEARNES**  
WHERE SERVICE COUNTS

A beautifully refurbished ground floor apartment offering stunning sea views towards Sandbank's and the Isle of Wight. Located on the East Cliff the property is conveniently located less than 0.5 mile from Bournemouth Town Centre offering a wealth of high street shops, bars and restaurants.

The development is entered via a secure entry phone system giving access to a well-maintained communal hallway with stairs and lifts rising to all floors. On entering the apartment there is a bright and welcoming hallway providing access to all accommodation. There is a living/dining room with window to front aspect enjoying fantastic views, a door providing access to a good-sized balcony. A separate kitchen offering further views towards the sea has been re-fitted with a range of base and eye level units with integrated electric oven, dishwasher, hob and fridge/freezer.

There are two bedrooms, both of which are double in size and offer pleasant sea views. The bedrooms are served by a luxury refitted shower room with a modern suite comprising oversized shower enclosure, WC and wash basin. A spacious storage cupboard has been converted to serve as a utility room with washing machine and tumble dryer.

The property further benefits from residents underground parking and no onward chain.

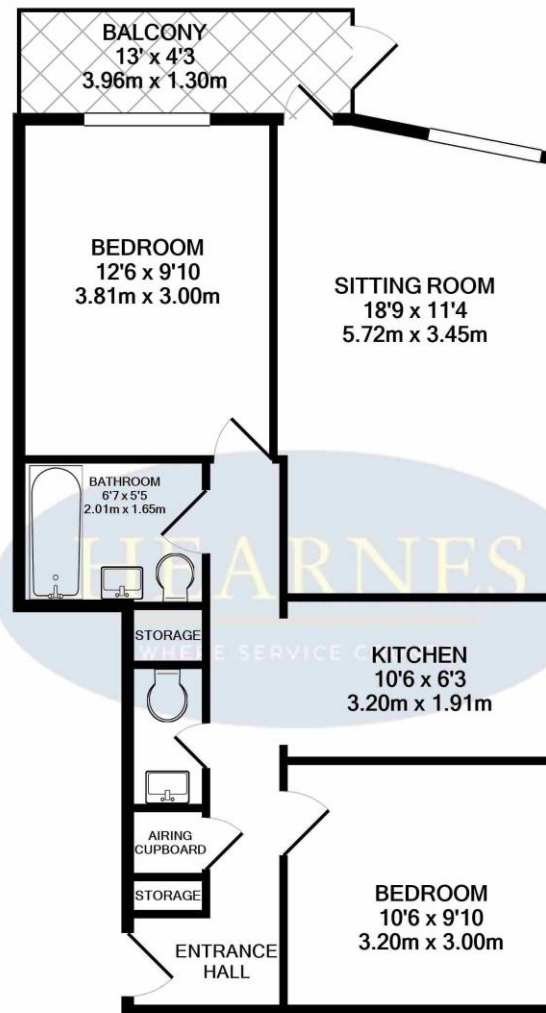
Maintenance charge approximately £3,440 per annum.

**COUNCIL TAX BAND: D**

**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

