



A rare opportunity to purchase a grand, characterful split-level apartment enviably located just moments from the clifftop, benefiting from a private garden and garage. Conveniently situated approximately 0.3 miles from Southbourne High Street—offering a wealth of local shops, bars, and restaurants—the property is also about 2.2 miles from the larger town of Bournemouth, which provides a selection of High Street stores and a mainline rail link to London Waterloo in under two hours. Miles of award-winning sandy beaches are just a short stroll away, with a level promenade running from Hengistbury Head to Sandbanks.

Upon entering the apartment, you are greeted by a ground-floor entrance hall featuring an attractive character staircase and a WC, leading up to the main accommodation. The feature landing boasts a split-level layout with a dedicated dining area, complemented by charming character windows. A particular highlight of the property is the impressive primary bedroom and living room, both enjoying views over the front aspect. The living room features a decorative fireplace and dual aspect, including fixed rounded windows that flood the space with natural light, and offers ample room for both seating and dining. The separate kitchen is well-appointed with a range of base and eye-level units, an integrated oven, gas hob, extractor fan, and space for additional appliances. An airing cupboard and separate utility room further enhance the practicality of the apartment. All three bedrooms are generous doubles, served by a large family bath/shower room complete with a spacious shower enclosure, a bath with shower over, bespoke vanity unit with integrated washbasin, and a separate WC.

Externally, the apartment benefits from its own garage and a private, landscaped garden with mature borders and various seating areas—ideal for relaxing or entertaining.

Lease length – 999 from 1967

Maintenance - as and when

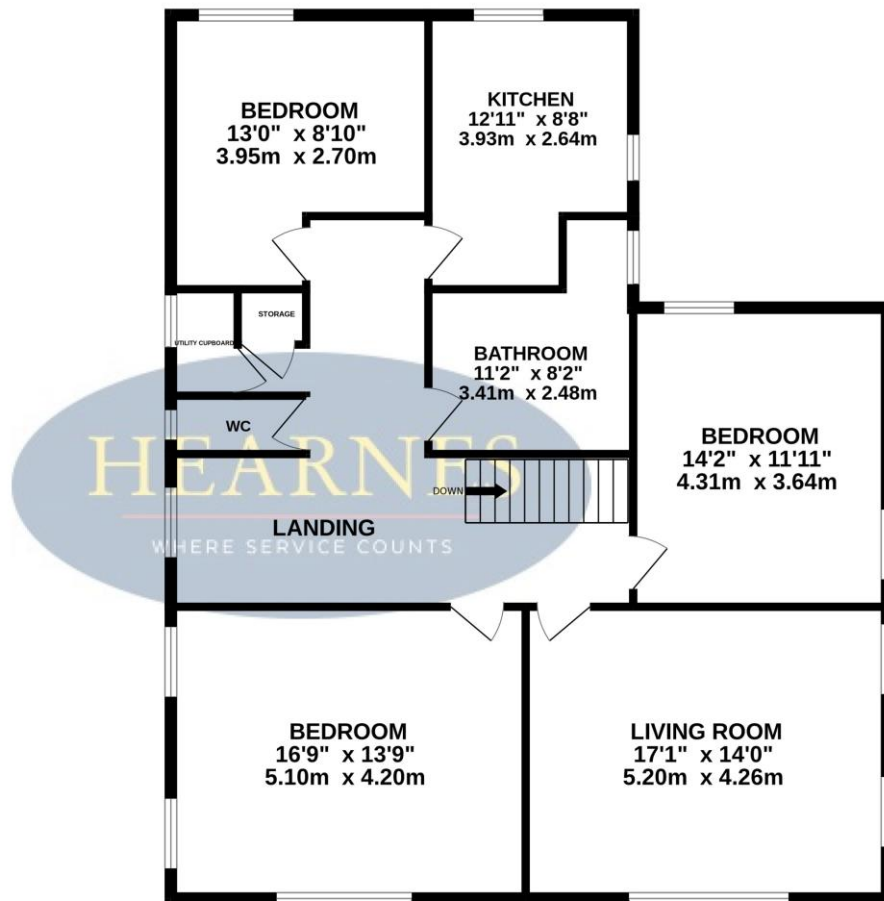
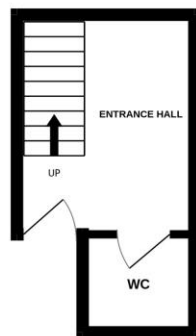
Council Tax Band - C EPC Rating - E

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.



GROUND FLOOR

FIRST FLOOR
1246 sq.ft. (115.8 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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

