



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to purchase a grand and characterful ground floor apartment, enviably located just moments from the clifftop and benefiting from a private garden. The property offers three double bedrooms, an open-plan living space, and three bath/shower rooms, all set within a desirable location. Conveniently positioned approximately 0.3 miles from Southbourne High Street—with its wide range of shops, bars, and restaurants—the apartment is also just 2.2 miles from the larger town of Bournemouth, which provides High Street stores and a mainline rail link to London Waterloo in under two hours. Miles of award-winning sandy beaches are only a short stroll away, with a level promenade running from Hengistbury Head to Sandbanks. Ravine Road itself is located in the sought-after Boscombe Manor area, an established residential setting with a rich history.

On entering the property, you are welcomed into an open-plan kitchen, lounge, and dining area. The kitchen is fitted with shaker-style cabinetry and a central island, complemented by stained-glass windows which allow natural light to flow into the space. The lounge area includes a feature fireplace and retains original herringbone flooring, adding both warmth and character. In addition to this open-plan space, there is a separate living room with double doors leading directly onto the private rear garden.

The apartment provides three generous double bedrooms, two of which benefit from en-suite facilities, whilst the third is served by a well-appointed family bathroom.

Externally, the rear garden is a particular feature of the property, with a large patio area ideal for dining, a lawned section, and a summer house that offers scope for use as a home office, studio, or further retreat. To front aspect there is one allocated parking space along with maple on road parking.

Maintenance - as and when

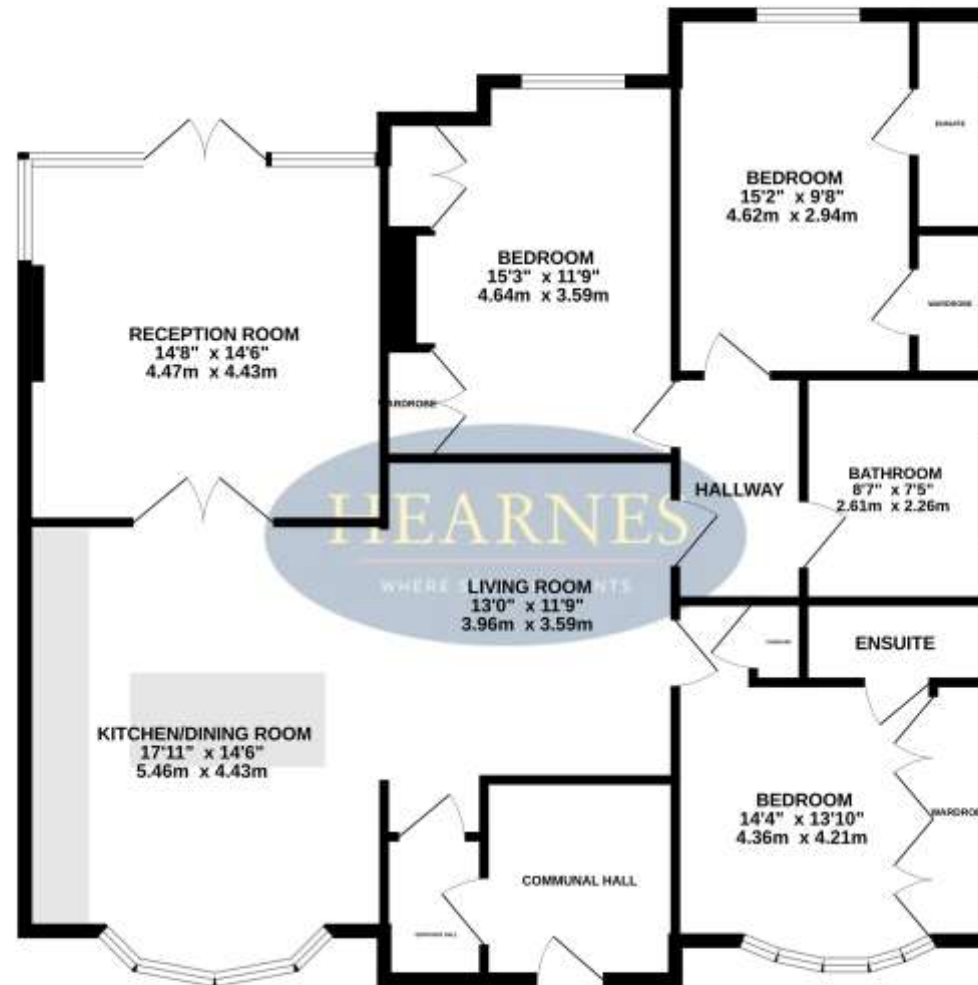
**Council Tax Band - C**

**EPC Rating - C**

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.



GROUND FLOOR  
1356 sq.ft. (125.9 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (125.9 sq.m.) approx.

While 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 for any prospective purchase. 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



