



HEARNES
WHERE SERVICE COUNTS

A superbly presented three bedroom, ground floor apartment located only one road back from the award winning sandy beaches and cliff top within Bournemouth's highly sought after East Cliff location offering in excess of 1000sq ft of accommodation. The property has been superbly maintained and updated by the current owner featuring two modern bath/shower rooms, spacious living room leading onto a private terrace area and garage in block. The current owner has also undergone a complete overhaul of the heating system to now benefit the apartment with an efficient electric heating system.

The development is accessed via a secure entry phone system with a communal hallway leading to an impressive entrance hall which provides access to all accommodation. A spacious living room, with original feature fireplace, leads to a private terrace offering a pleasant outlook over the well maintained communal gardens to the front of the development. A separate kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for kitchen appliances along with the added benefit of a private side entrance to the apartment.

The property's three bedrooms are all generously sized double rooms whilst one could be utilised as a separate dining room or home office/study if required. The master bedroom benefits from fitted wardrobes and is served by a modern en suite shower room comprising a WC, wash hand basin and shower. Bedroom two also benefits from fitted wardrobes whilst the accommodation is complete with a modern family bathroom.

Externally the property is situated within well maintained communal gardens with ample residents parking available on a first come first served basis. The apartment is also conveyed with a garage.

EPC RATING: F

COUNCIL TAX BAND: D

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.



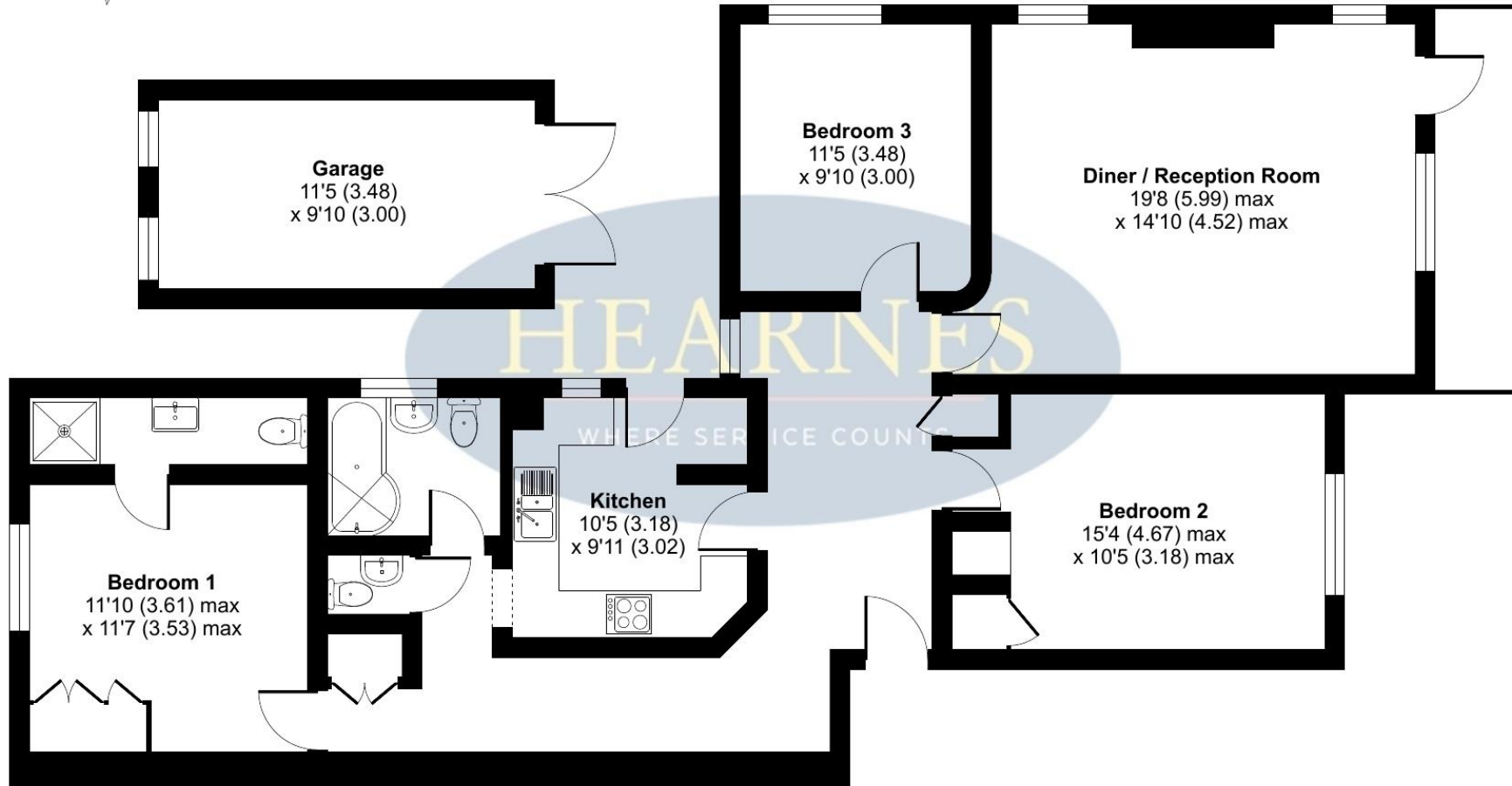
Grove Road, Bournemouth, BH1

Approximate Area = 1185 sq ft / 110 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1313 sq ft / 121.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hearnest Bournemouth Estates Ltd. REF: 1105022

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

