



**Bodorgan Road
Bournemouth, Dorset**

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A beautifully presented Victorian ground floor apartment with 700 sq. ft. of space, set in a quiet Meyrick Park cul-de-sac and within walking distance of Bournemouth's beaches and town centre.

This unique home is approached via an impressive private entrance hall featuring original Victorian arched windows, a vaulted ceiling and stained-glass detail, creating an immediate sense of charm and character.

The 21' sitting/dining room is a standout space – wonderfully light thanks to its large bay window – and retaining many period features including ornate cornicing, a ceiling rose, high skirting boards and a marble fireplace surround. Ideal for both relaxing and entertaining, it offers an elegant yet comfortable atmosphere rarely found in one-bedroom apartments.

The spacious kitchen/breakfast room provides generous storage and worktop space, with room for a dining table. It also benefits from a recently installed Glow-worm combi boiler.

There is a well-proportioned double bedroom with secondary glazing, and a modern bathroom fitted with a Milano bath and shower, complemented by Dorset Victorian tiles.

Externally, the property enjoys well-maintained communal grounds and an allocated off-road parking space. The location is exceptional – moments from the beautiful Meyrick Park, its golf course and health club, and less than a mile from Bournemouth beach and the mainline station.

Internal viewing is highly recommended to appreciate the scale, light and character of this special home.

Maintenance: £1,192.73 every 6 month - water rates and building insurance included

Ground Rent: Nil

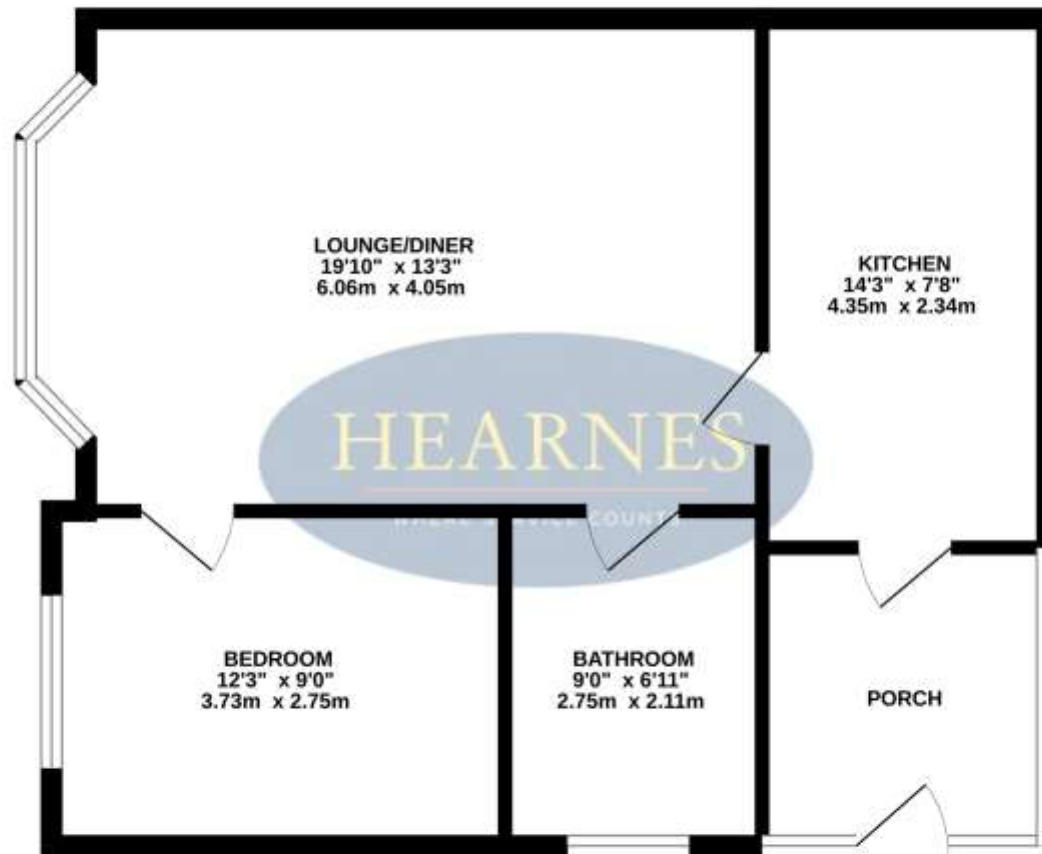
EPC RATING: D

COUNCIL TAX BAND: B

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
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 availability or efficiency can be given.
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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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