



HEARNES
WHERE SERVICE COUNTS

An impressive and immaculately presented ground-floor character apartment featuring two double bedrooms and two bath/shower rooms. This stunning conversion has been beautifully maintained and updated by the current owner. Conveniently located within easy reach of Bournemouth Town Centre, the award-winning sandy beaches, and main transport links, the property boasts character features throughout, an open-plan kitchen/dining room, a private rear garden, two allocated parking spaces, and a share of the freehold.

The apartment is accessed through a beautiful and bright porch with a vaulted ceiling, original doors, and sash windows. Double doors open into a most impressive entrance hall with high ceilings, storage, and bespoke shelving with lighting. From the entrance hall, a modern open-plan kitchen/dining room enjoys an attractive bay window with wraparound panes providing ample natural light. The kitchen area offers a comprehensive range of floor and wall-mounted units, finished with a contrasting work surface, breakfast bar, and a range of integrated appliances. The 17' living room features an open fireplace and a bay window overlooking the front aspect. The principal bedroom benefits from a modern ensuite shower room, fitted wardrobes, and a bay window overlooking the side aspect. The second bedroom, another impressive double, has fitted wardrobes and a door leading to the private garden, which also provides a secondary private entrance. Completing the accommodation is a bespoke bath/shower room with a separate shower enclosure, bathtub, WC, hand wash basin, and storage.

Externally, the property features a superb private garden offering a large patio seating area, gravelled borders with attractive palm trees and shrubs. A particular highlight of the outdoor space is a detached garden room with power and lighting, ideal for a home office. Behind the garden room, a useful storage room serves as a perfect utility space. The property also includes two allocated parking spaces.

Share of Freehold

Service Charge - Approx. £150 per month

No ground rent

Pets are permitted subject to the usual terms of the lease

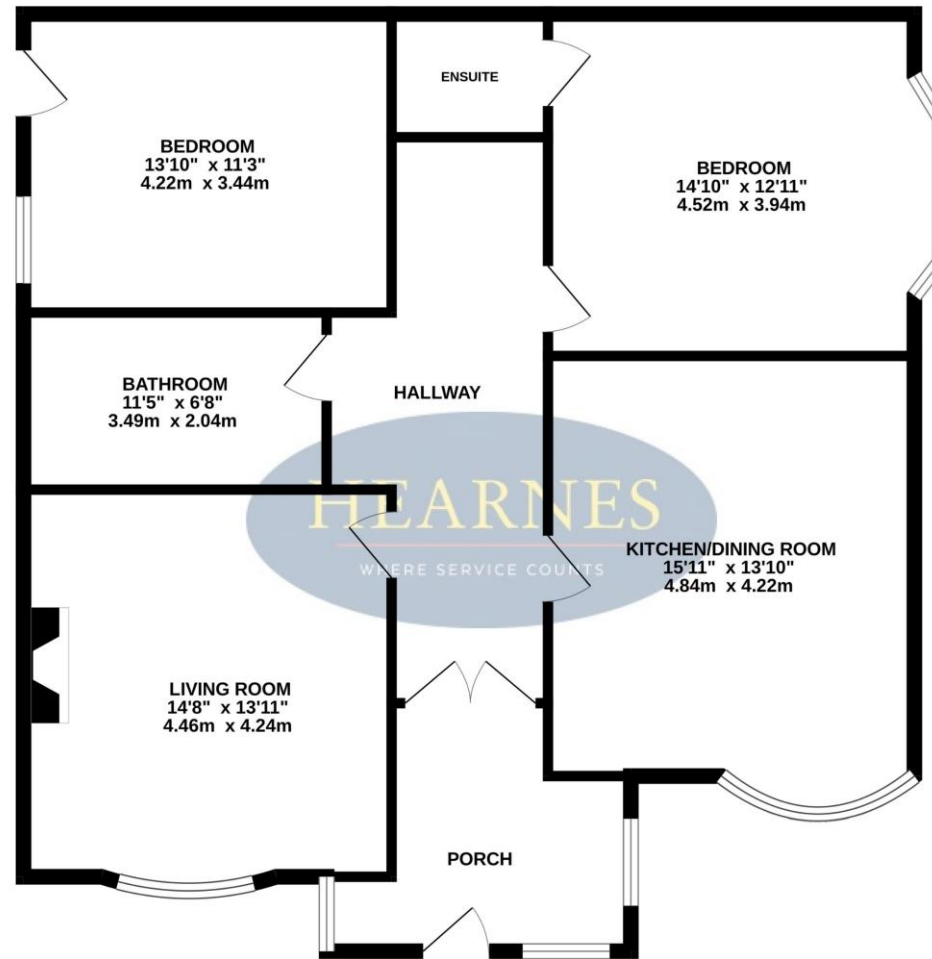
EPC: C

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.



GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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

