



HEARNES

WHERE SERVICE COUNTS

An immaculately presented, two double-bedroom apartment located in a prestigious development, just moments from the seafront and award-winning sandy beaches. This spacious property offers over 1,000 sq. ft. of accommodation and boasts an impressive private terrace, a stunning open-plan kitchen/living area, an en-suite to the master bedroom, and secure underground parking.

The development is accessed via a secure entry phone system, leading to a beautifully maintained communal hallway and a lift providing easy access to this first floor apartment. Upon entering, a welcoming hallway with a storage cupboard leads to the impressive open-plan kitchen/living/dining area, which opens onto a private terrace with westerly views over the communal landscaped grounds. The modern kitchen features a comprehensive range of floor and eye-level units, complemented by a contrasting work surface, a full suite of integrated appliances, and a large island unit with breakfast bar seating.

Both bedrooms are generously sized doubles, with the primary bedroom benefiting from a modern fitted en-suite shower room and direct access to the terrace. The accommodation is completed by a further bathroom, comprising a WC, washbasin, and a bath with a shower over.

The property comes with one allocated, secure underground parking space and the additional benefit of a secure storage unit. Offered for sale with no forward chain.

Leasehold: 106 years remaining

Maintenance: £3,100 per annum, Ground Rent £250 per annum.

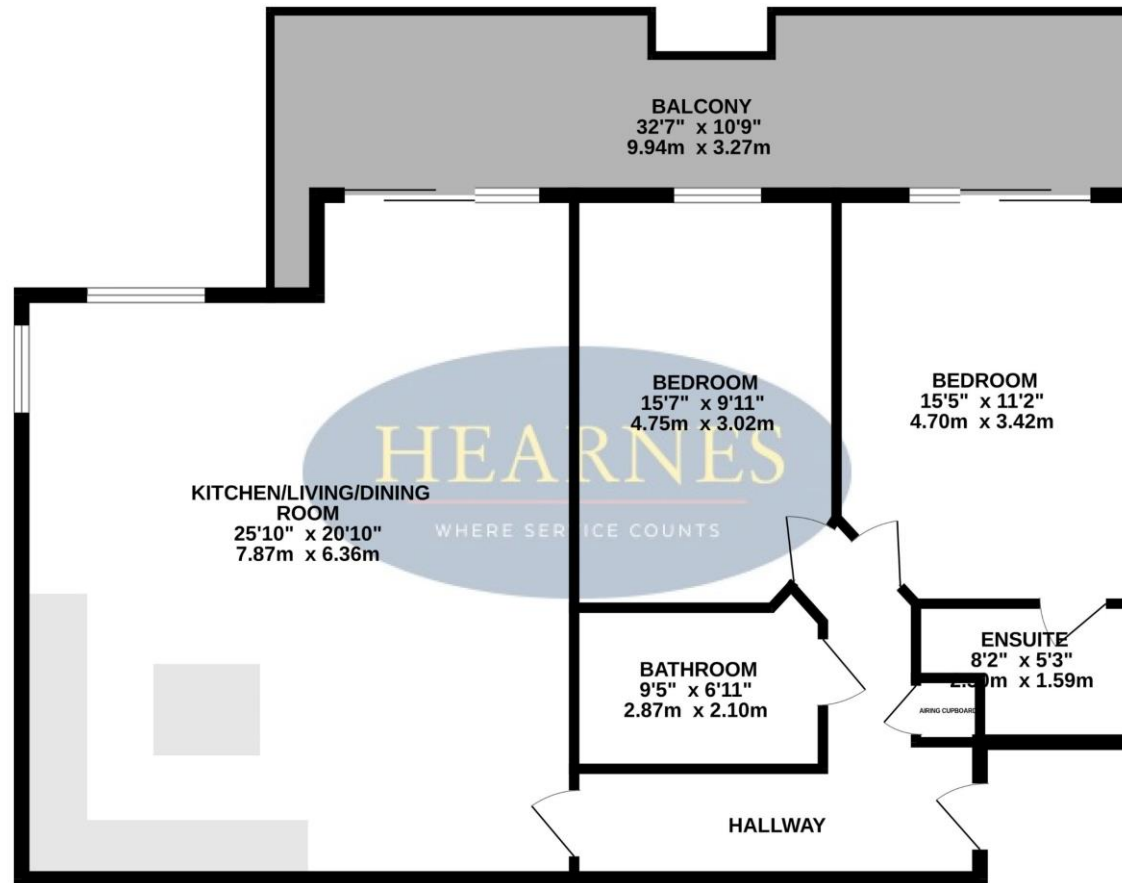
COUNCIL TAX BAND: E

EPC: 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.



FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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

