



HEARNES
WHERE SERVICE COUNTS

An impressive three double bedroom first floor apartment offering in excess of 1200 sq ft of accommodation whilst being ideally located in the premier West Cliff location moments from the award winning sandy beaches and sea front and within easy reach of Bournemouth Town Centre, main transport links and the ever popular Westbourne Village. Having been superbly maintained and updated by the current owners the property features two modern bath/shower rooms, a spacious kitchen/breakfast room and southerly facing balcony. The property further benefits from a lift, and a share of freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway and lift providing access to the first floor and entrance to the apartment. On entering the property a large welcoming hallway leads into a spacious living room which leads onto a private, southerly facing balcony offering a pleasant outlook over the superbly maintained communal gardens. A generously sized, spacious kitchen/breakfast room offers a comprehensive range of floor and wall mounted units finished with a matching work surface and space for a range of kitchen appliances.

The property's three bedrooms are all double in size with the spacious master bedroom benefitting from fitted wardrobes and a further access to the balcony whilst also being served by a modern en suite shower room. The accommodation is complete with a further modern fitted family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is situated within superbly maintained communal gardens and benefits from a garage located to the rear of the development along with additional residents parking.

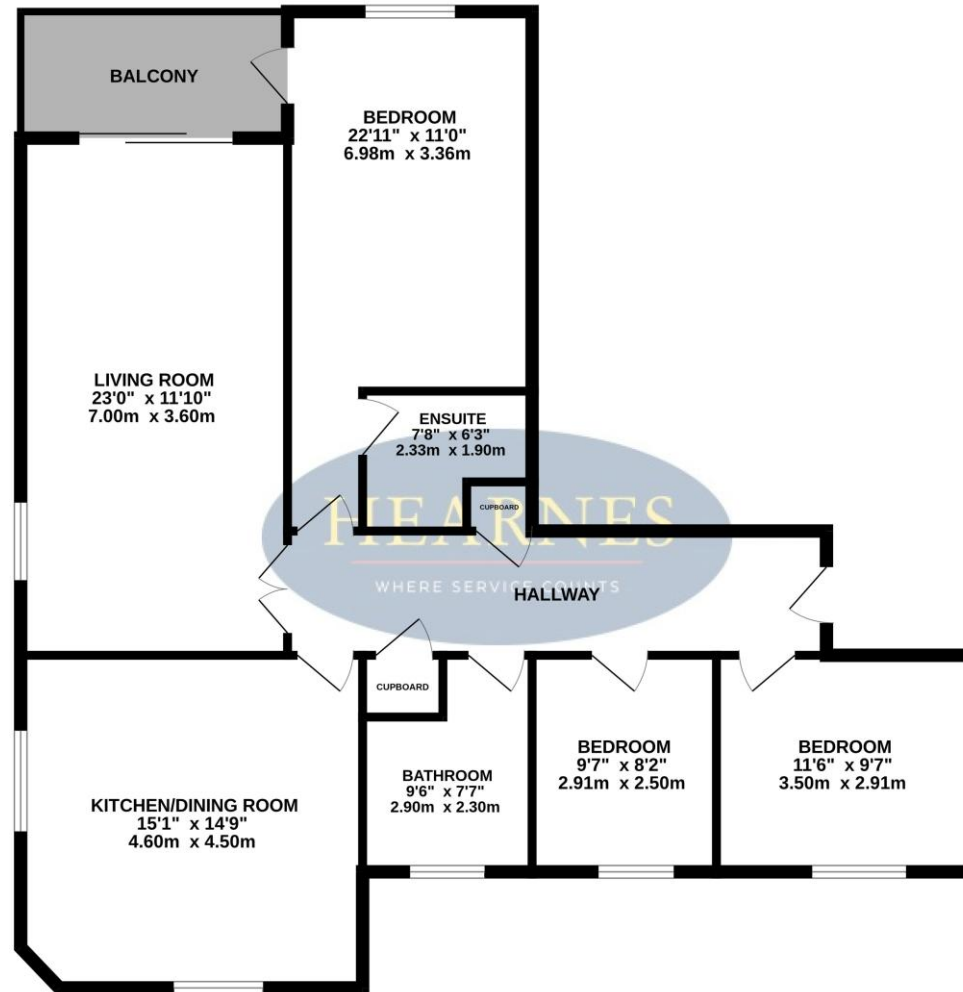
EPC RATING: B

COUNCIL TAX BAND: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnas 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.



FIRST FLOOR
1123 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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

