

Grand Marine Court
Durley Gardens, West Cliff BH2 5HS
Guide Price £290,000 Share of Freehold

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Property Summary

A delightfully spacious, two bedroom, two ensuite apartment on the West Overcliff, moments from the Blue flag beaches. Set in the heart of Durley Chine, this beautifully appointed first-floor apartment offers elegant coastal living just a short stroll from award-winning beaches.



Key Features

- Two double bedroom first floor apartment
- Lift & stairs access to all floors
- Large light living room
- Well appointed kitchen
- Two ensuite shower rooms
- West Cliff location, easy access to golden beaches
- Walking distance of Bournemouth town centre
- No forward chain
- Pets considered



About the Property

Grand Marine Court is a former Victorian hotel, on Bournemouth's highly desirable West Cliff and within easy reach of Bournemouth's town centre. As well as its enviable location the apartment is also offered with a share of the freehold and access to a resident only car park (permit required) available on a first come, first served basis.

This spacious first-floor apartment can be accessed via the stairs or a lift and offers well-planned accommodation throughout. The welcoming entrance hallway leads through to a bright lounge area, separate kitchen and both bedrooms with ensuite shower rooms.

The contemporary fitted kitchen is equipped with a comprehensive range of units and integrated appliances, including a dishwasher, free standing fridge/freezer, washing machine and electric oven with induction hob.

The property also benefits from electric heating throughout, allows pets with consent from the management company and is offered with no forward chain.

Looking for a home close to the beach or an investment opportunity then a viewing at Grand Marine Court is highly recommended.

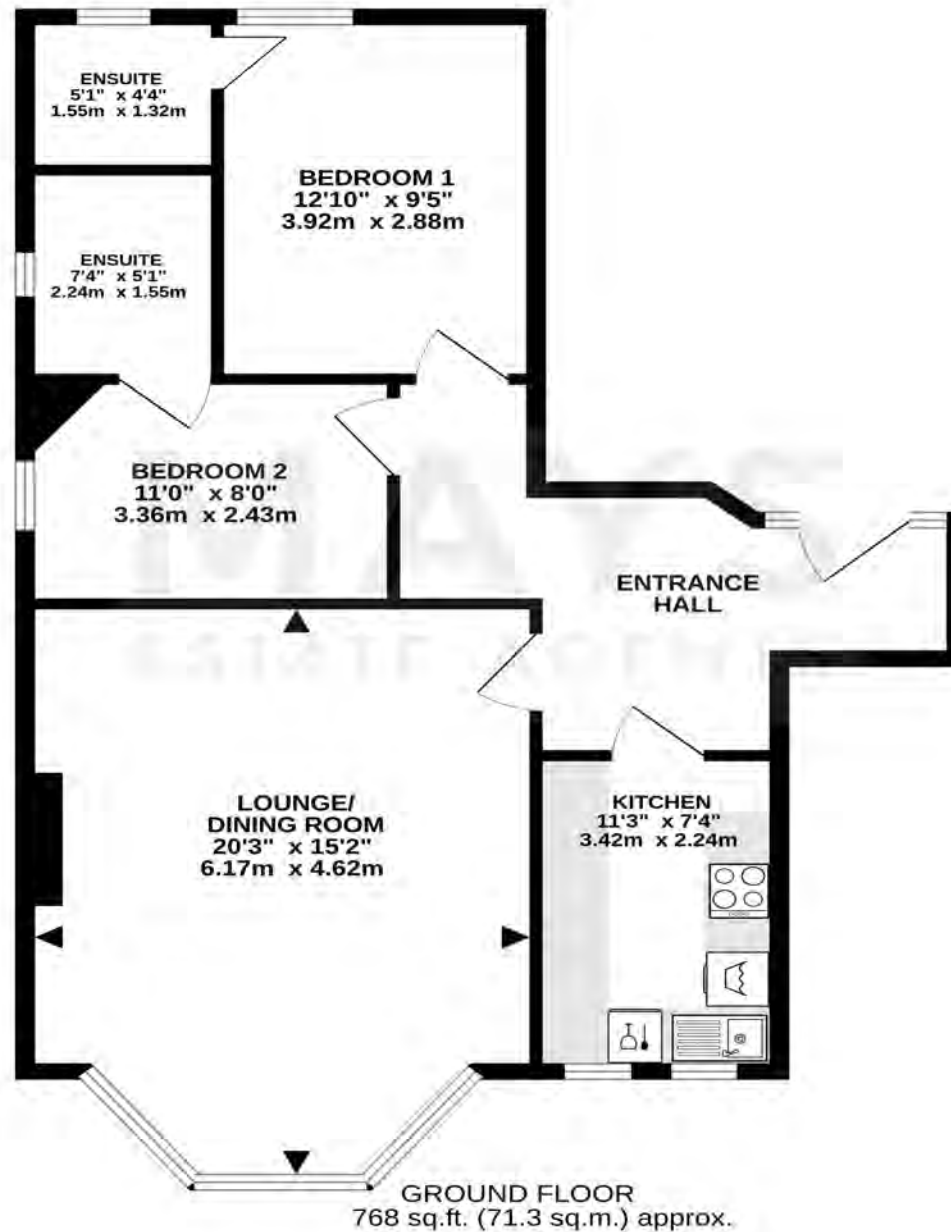
Tenure: Share of Freehold with approximately 989 years remaining on the lease

Service charges: Approximately £4,118 per annum (including building insurance and water)

Council Tax Band: C (BCP Council)

TOTAL FLOOR AREA : 781sq.ft. (72.6 sq.m.) approx.

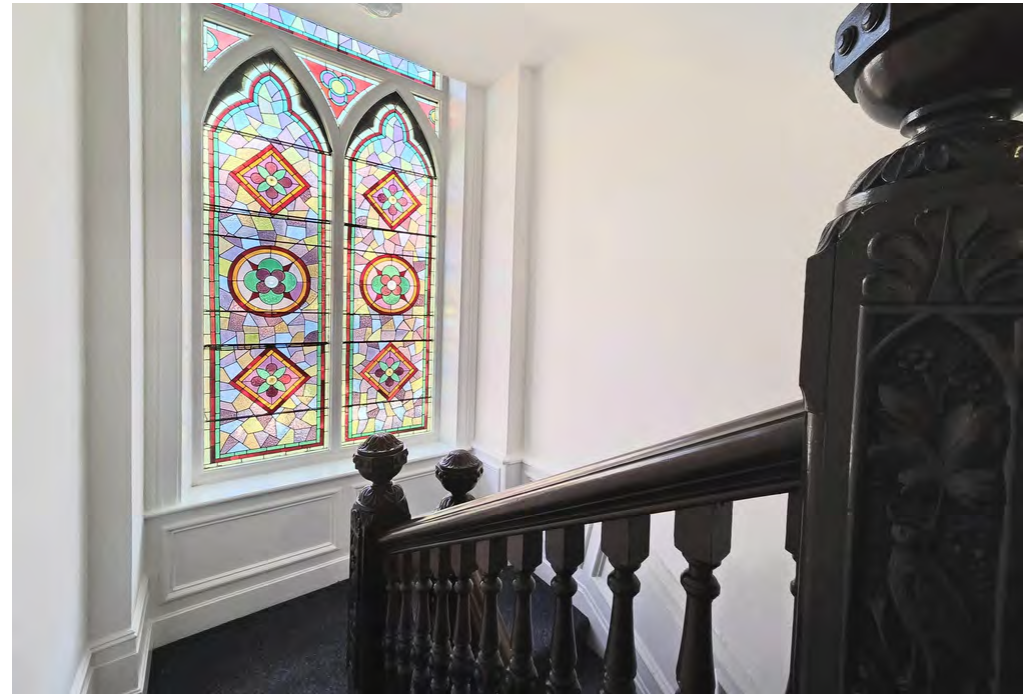
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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About the Location

Bournemouth's miles of sandy beaches are at your fingertips, offering sunny days at the beach or a winter walk along the promenade. Also a stone's throw away is Bournemouth Town Centre with its parade of shops, perfect for some retail therapy, multiple restaurants for fantastic dining, and Bournemouth's new BH2 complex. Access to the rest of the UK for a short break away is easy with Bournemouth Train Station only 2 miles away with regular routes across the South West covering Reading, Plymouth, Portsmouth and London Waterloo.

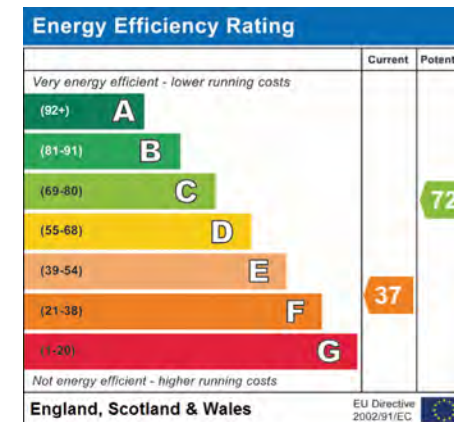
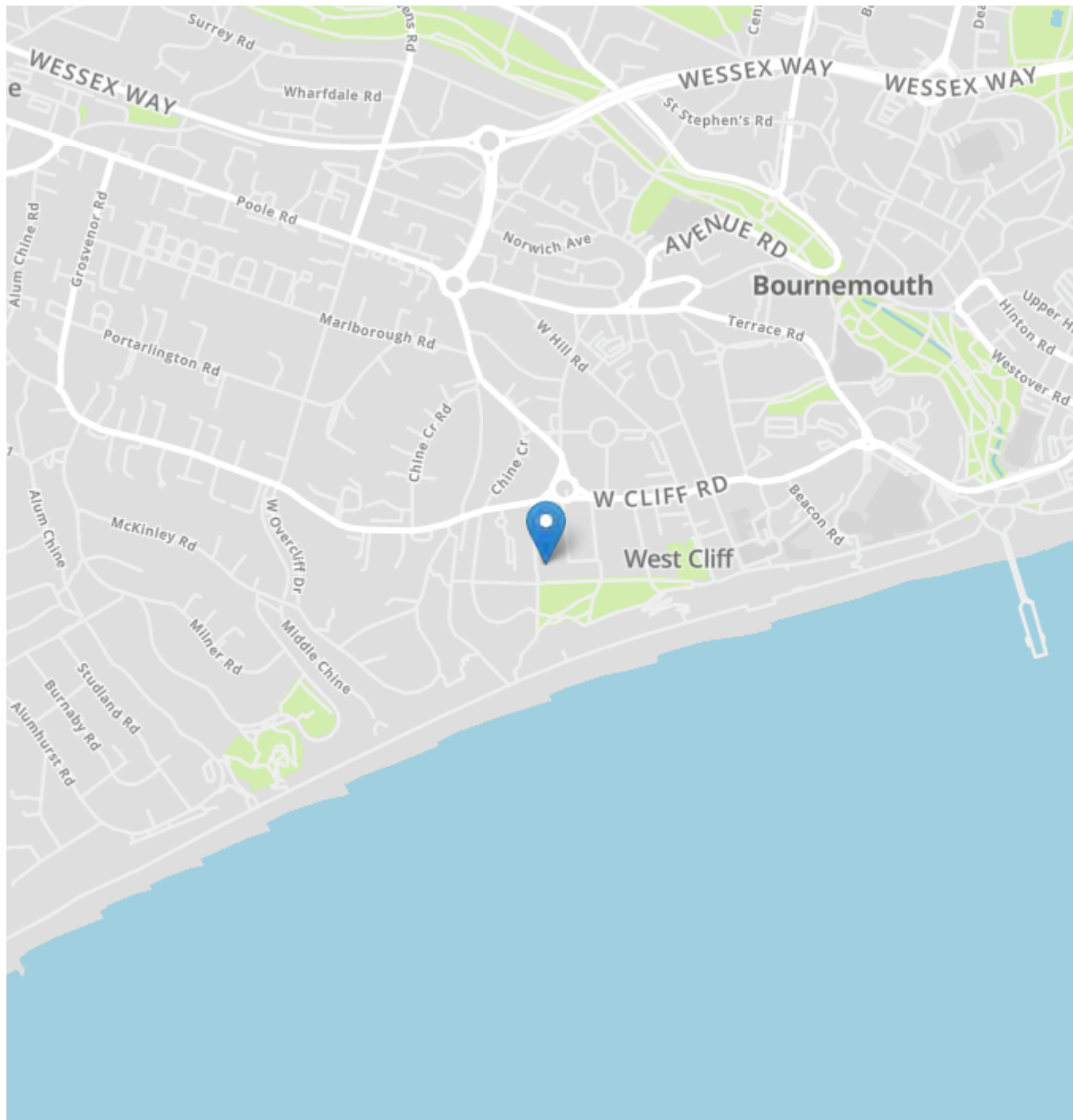


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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