



HEARNES
WHERE SERVICE COUNTS

A rare opportunity to purchase a stunning three double bedroom character apartment located within the highly sought after West Cliff location and only a moments from Durley Chine and the award winning sandy beaches. This spectacular apartment offers impressive living accommodation, reaching in excess of 1,800 Sq. ft whilst also showcasing many original features including wonderful high ceilings and original stained glass.

This unique apartment must be viewed to fully appreciate the spacious and welcoming accommodation along with the range of character features.

The property is accessed via a secure porch area providing access to the apartment. On entering the property you are instantly greeted with a impressive entrance hall leading to all accommodation. A particular feature of the property is a magnificent living room in excess of 27 Ft in length, offering a dual aspect and overlooks and gives access to the rear gardens. From the living room a door leads onto a double bedroom and in turn a conservatory with access to the front of the property. A modern fitted kitchen/diner offers a comprehensive range of floor and wall mounted units finished with a contrasting work surface and space for a full range of kitchen appliances.

The two remaining bedrooms are both generously sized double rooms. Bedroom one overlooks the front aspect and bedroom two benefits from access to the rear garden through a sun room space. Completing the accommodation is a useful utility room with ample storage, shower room and separate WC.

Externally the property features superbly maintained communal gardens with the apartment benefitting from a garage and shared parking.

EPC RATING: D

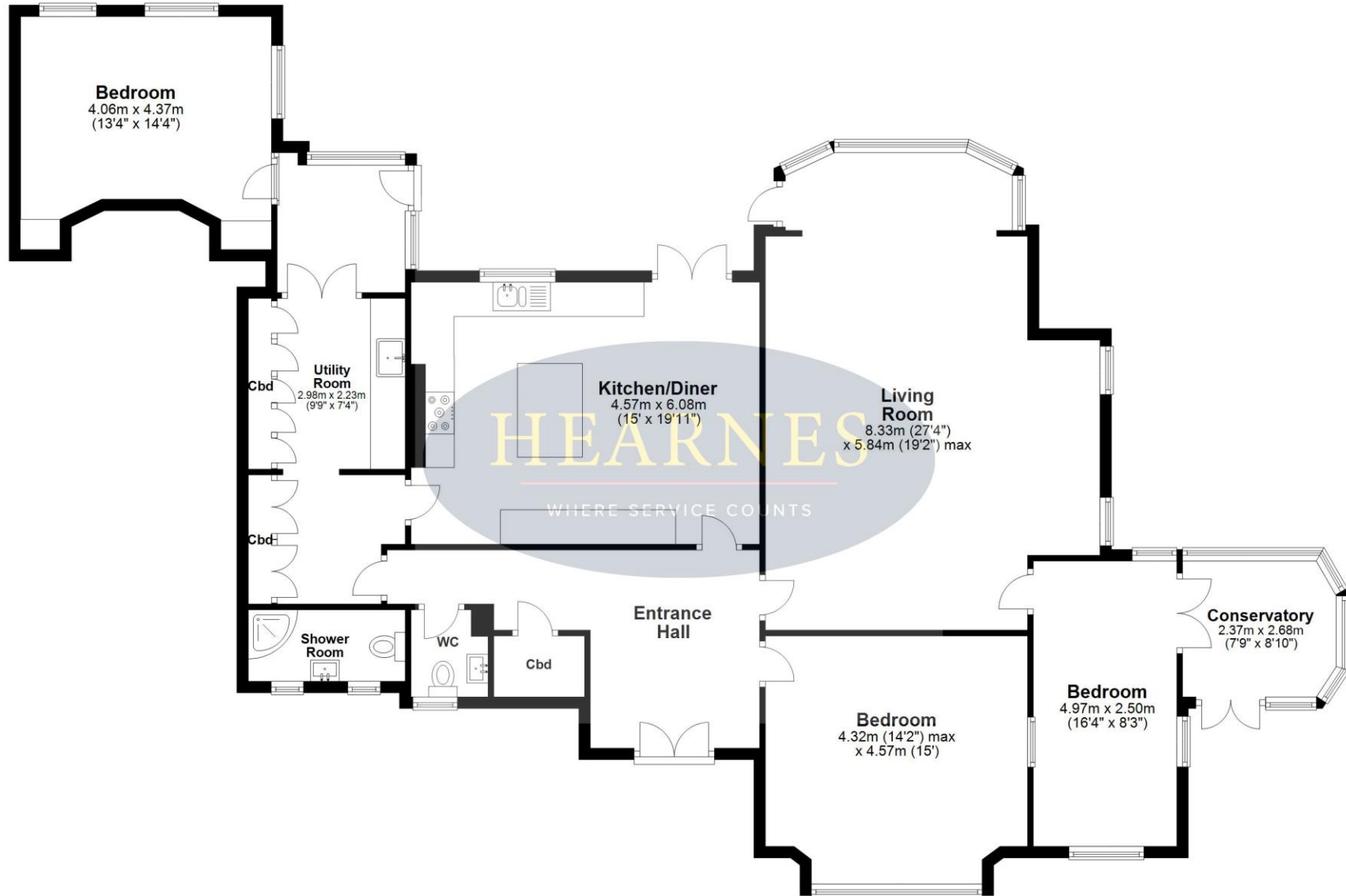
COUNCIL TAX BAND: D

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

Approx. 167.6 sq. metres (1803.7 sq. feet)



Total area: approx. 167.6 sq. metres (1803.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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
Plan produced using PlanUp.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

