



EAST CLIFF LODGE

57

HEARNES
WHERE SERVICE COUNTS

A well-presented raised ground floor apartment with private garden located within a most sought after area of the East Cliff only moments from Boscombe Spa and beaches. Conveniently located just 0.8 mile distant from Bournemouth Town Centre the apartment further benefits from two double bedrooms, impressive living/dining room with attractive curved bay window.

On entering this unique character building an impressive communal area and staircase leads to the apartment. A spacious living/dining room overlooks the front aspect and enjoys an impressive, curved bay window. From the living area there is access to a modern separate kitchen, fitted with a range of modern base and eye level units with integrated oven, gas hob, dishwasher, washing machine and fridge/freezer. Both the first and second bedrooms are spacious double rooms with bedroom one benefitting from French doors leading onto the private rear garden. Completing the accommodation a modern bathroom fitted with WC, hand wash basing and shower over bath.

A particular feature of the property is the private south facing rear garden with patio area adjoining the rear of the property and a useful storage shed.

The apartment has an allocated parking space and there is additional visitors parking within the development. Offered for sale with no onward chain.

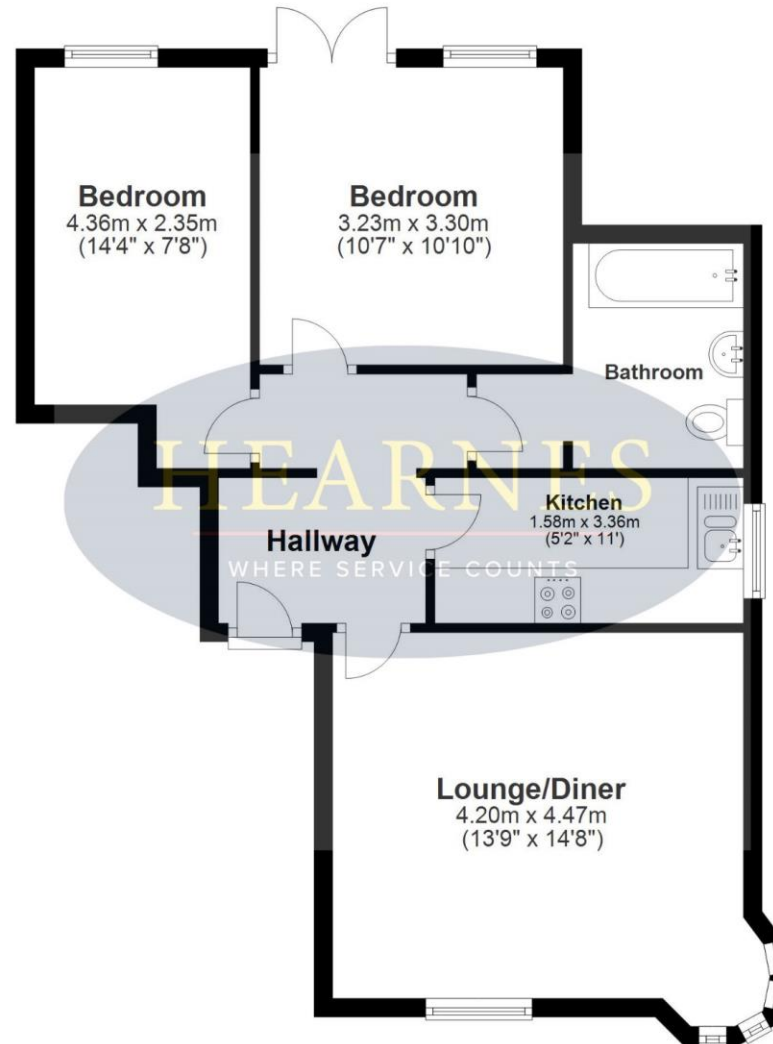
COUNCIL TAX BAND: E EPC RATING: C

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. 57.2 sq. metres (615.9 sq. feet)



Total area: approx. 57.2 sq. metres (615.9 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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