



8 Marine

2 Marine Road, Bournemouth, BH6 3NG

SPENCERS
COASTAL





No Forward Chain - A luxurious two-bedroom penthouse suite located just moments from the highly desirable Southbourne seafront

The Property

You can access the property via the communal staircase or through the private lift, which opens directly into the penthouse's own entrance hallway, offering a true sense of exclusivity.

Whether arriving through the lift or the front door, you step into a central entrance hall which provides access to all the accommodation within this impressive seafront apartment.

Through a door you enter the beautifully designed open-plan kitchen, living, and dining area. Though compact, this space is intelligently laid out and finished to a high standard, with sliding doors leading directly out to the south-facing balcony.

The living area is generously sized with room for a full suite of lounge furniture and is centred around a stylish ceiling hung bioethanol log burner, creating a cosy but stylish focal point. With south and west-facing windows, this room is bathed in natural light throughout the day, enhancing the sense of space and openness.

£595,000



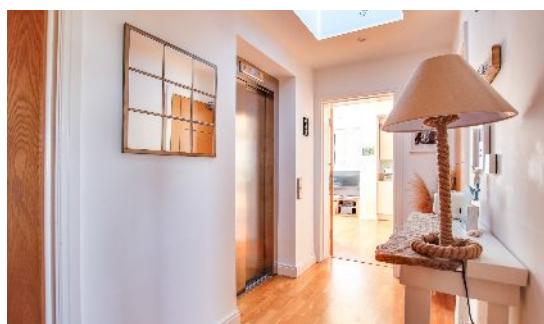
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This stunning top-floor apartment offers a spectacular wraparound south-facing balcony with sweeping sea views, private lift access

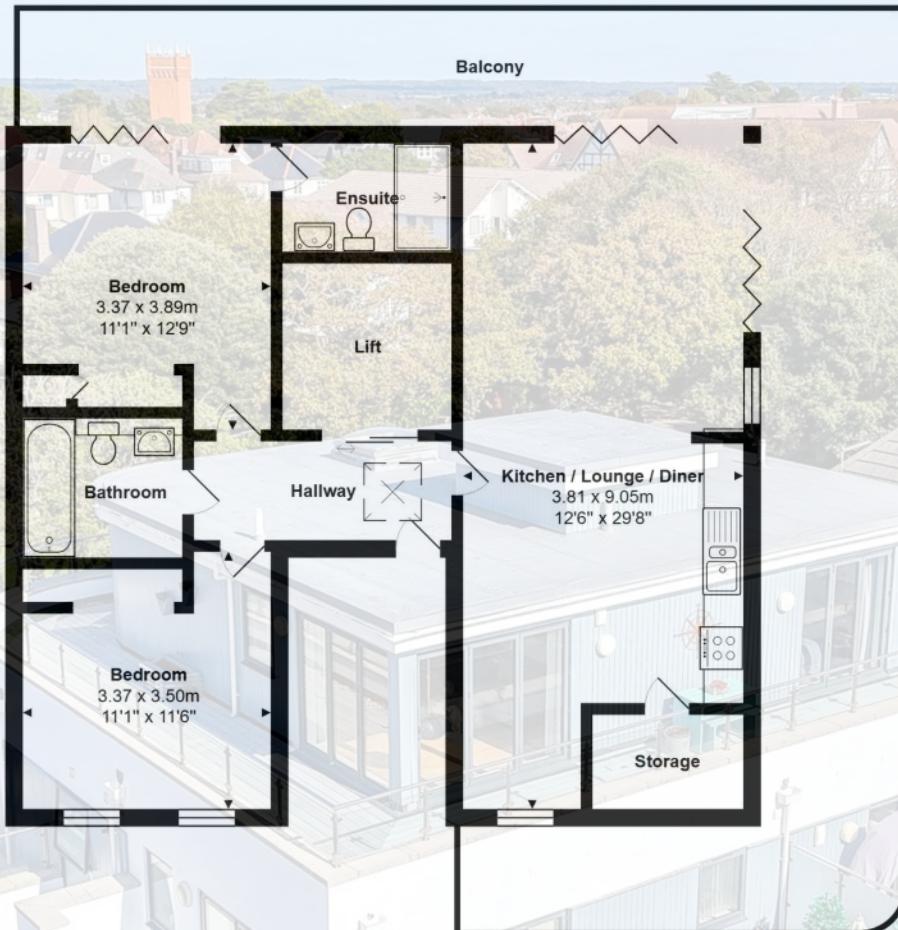
The Property Continued...

The kitchen is well-equipped with a modern range of floor-standing and wall-mounted units, an integrated oven, hob with extractor fan above, sink, and built-in dishwasher. A feature island breakfast bar adds both seating and functionality, tying the whole room together. There is also a useful pantry/utility cupboard tucked into the corner, providing additional storage and housing laundry appliances. There's space for a small dining table, perfect for casual dining or entertaining.

From the hallway, a door leads to the principal bedroom - a spacious double room with a built-in double wardrobe and sliding patio doors leading onto the wraparound balcony. This room enjoys exceptional natural light and stunning sea views, making it a truly relaxing retreat. It also benefits from a contemporary en-suite shower room, comprising WC, wash hand basin, and a glass-fronted shower cubicle.

Bedroom two is another comfortable double room with built-in storage and a window with a northerly aspect, offering privacy and pleasant views to the rear of the property.

Also accessed from the main hallway is the family bathroom, fitted with a bathtub, WC, and wash hand basin - presented in a neutral, modern style.



Total Area: 79.2 m² ... 852 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Outside

One of the standout features of this penthouse is its exceptional wraparound balcony, running along the south and west elevations of the property. Finished with contemporary composite decking, this incredible outdoor space is ideal for relaxing, dining, or simply enjoying panoramic views over Southbourne Beach, the coastline, and out to sea.

The property also benefits from a secure, allocated parking space, situated within the development, providing convenience and peace of mind.

Additional Information

Energy Performance Rating: D Current: 67 Potential: 67

Council Tax Band: TBC

Tenure: Share of Freehold

Term: 999 years from 24th June 2012

Lease Term Remaining: 985 years

Service Charge: £2,878 per annum

Services: All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom).

Mobile Coverage: No known issues, please contact your provider for further clarity.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Local Area

This beautifully presented family home is located a short walk from Warren Edge zig zag leading to the award winning Blue flag Southbourne beach. It is located in Hengistbury Head (also known as East Southbourne) which is named after the scenic headland which forms a natural boundary between Christchurch Bay and Poole Bay. This is a pleasant residential area comprising mostly coastal chalets and mid-century family houses on wide roads and quiet closes.

There are golf and sailing clubs in the area. However, Hengistbury Head itself provides a tremendous local facility, and an escape to be enjoyed year-round. This is one of the most important Sites of Special Scientific Interest in England: a nature reserve of grassland and woodland with unspoiled beaches and, from its highest point, spectacular panoramic views over Christchurch Harbour and Christchurch Bay. The inner harbour bustles with yachts and windsurfers. There is a south-facing sandy beach where the headland narrows at Mudeford spit - renowned for its colourful beach huts. Here there is also a good cafe and ferry services across the mouth of Christchurch Harbour to Mudeford Quay.

Points Of Interest

Southbourne Beach	0.7 miles
Riverside Inn	1.0 miles
Solents Mead Golf Centre	1.4 miles
Wick Meads Nature Reserve	1.7 miles
Hengistbury Head Nature Reserve	1.8 miles
Christchurch Train Station	1.8 miles
Christchurch High Street	2.1 miles
Mudeford Sandbank	3.3 miles by foot
Bournemouth Airport	5.3 miles
London (2 hours by train)	108 miles



For more information or to arrange a viewing please contact us:

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk