



HEARNES

WHERE SERVICE COUNTS

A well-presented and spacious first-floor apartment, forming part of a charming character conversion and offered with no onward chain. Conveniently situated close to a wide range of shops and amenities in Winton, and within easy reach of Bournemouth Town Centre with its award-winning sandy beaches. The property benefits from two bedrooms, a modern kitchen, private garden, allocated parking, and a share of freehold.

A private entrance opens into a useful porch area with under-stairs storage and stairs rising to the first-floor landing. The dual-aspect living/dining room features a decorative fireplace and provides access to bedroom two, which includes a fitted storage cupboard. The modern kitchen has been refitted with a range of base and eye-level units, integrated double ovens and a gas hob, with space for additional white goods. Off the kitchen is a bathroom comprising WC, hand wash basin, and bath with shower over. The primary bedroom is a generous double enjoying a front aspect outlook.

Externally, the property benefits from a private rear garden and allocated off-road parking.

Lease: 999 years from 1981

Maintenance: As and when, split 50/50

Ground Rent: Nil

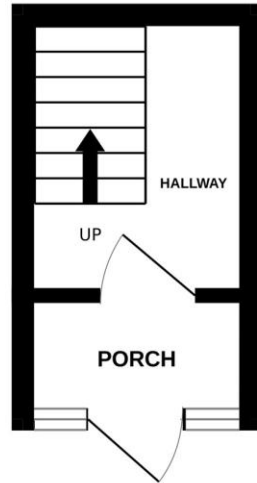
COUNCIL TAX BAND: A

EPC: D

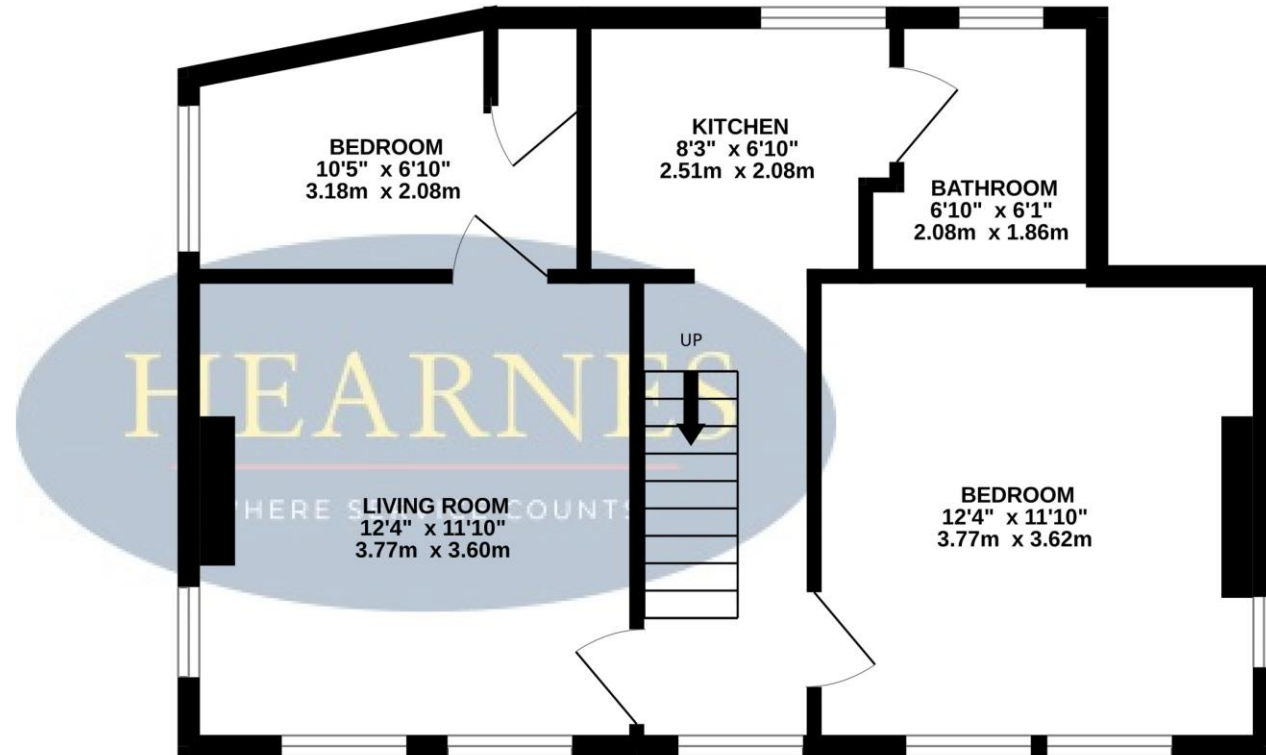
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
47 sq.ft. (4.4 sq.m.) approx.



FIRST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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

