



HEARNES
WHERE SERVICE COUNTS

A beautifully refurbished top floor, beach front apartment offering stunning sea views towards the Isle of Wight. Located on the East Cliff the property is conveniently located less than 0.5 mile from Bournemouth Town Centre offering a wealth of high street shops, bars and restaurants.

The development is entered via a secure entry phone system giving access to a well-maintained communal hallway with stairs and lifts rising to all floors. On entering the apartment there is a bright and welcoming hallway providing access to all accommodation. There is a living/dining room with window to front aspect enjoying fantastic sea views, a door providing access to a good-sized balcony. A separate, newly refitted kitchen with contrasting work surface offers further views towards the sea has been re-fitted with a range of base and eye level units.

There are two bedrooms with integrated wardrobes, both of which are double in size and offer fabulous sea views. The bedrooms are served by a luxury fitted shower room with a modern suite comprising oversized shower enclosure, WC and wash basin. The apartment is complete with a useful storage cupboard. The property further benefits from residents underground parking and no onward chain.

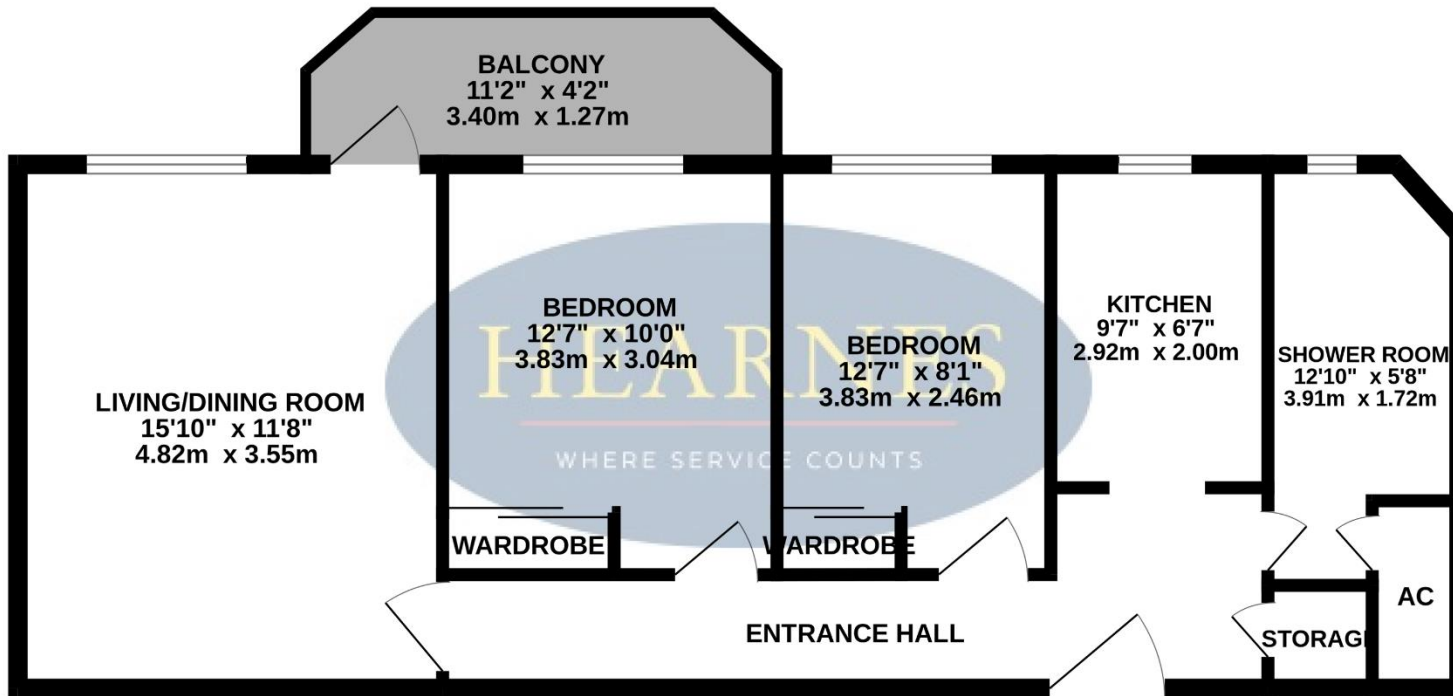
Share of freehold - 999 years from 1967

COUNCIL TAX BAND: D **EPC RATING: E**

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



SIXTH FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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