



**Christchurch Road
Bournemouth, Dorset**

Christchurch Road, Bournemouth, Dorset

A beautifully presented two-bedroom ground floor apartment set within a character building offered for sale with no onward chain. The property benefits from two bedrooms, two bathrooms, and a share of the freehold, making it an ideal opportunity for first-time buyers, downsizers or investors. Situated just a short walk from Bournemouth town centre, the property is close to a variety of shops, restaurants and bars, with mainline rail links to London within easy reach. The award-winning sandy beaches are also moments away, making this a fantastic home in a prime location.

The development is accessed via a secure entry phone system, leading to a well-maintained communal hallway. The apartment itself features a spacious living room with high ceilings and LED downlighters, separated from the kitchen by an attractive glass partition, and overlooking the front aspect. The modern kitchen is fitted with a range of contemporary units and appliances and provides space for a breakfast table and casual seating.

The principal bedroom is a generous double, featuring an attractive bay window and an en-suite shower room, while the second bedroom provides flexible accommodation, ideal as a guest room or home office. A modern family bathroom, fitted with a WC, wash hand basin and bath with shower over, completes the accommodation.

Outside, residents enjoy use of a communal garden, allocated parking and a private storage shed, providing both convenience and practicality.

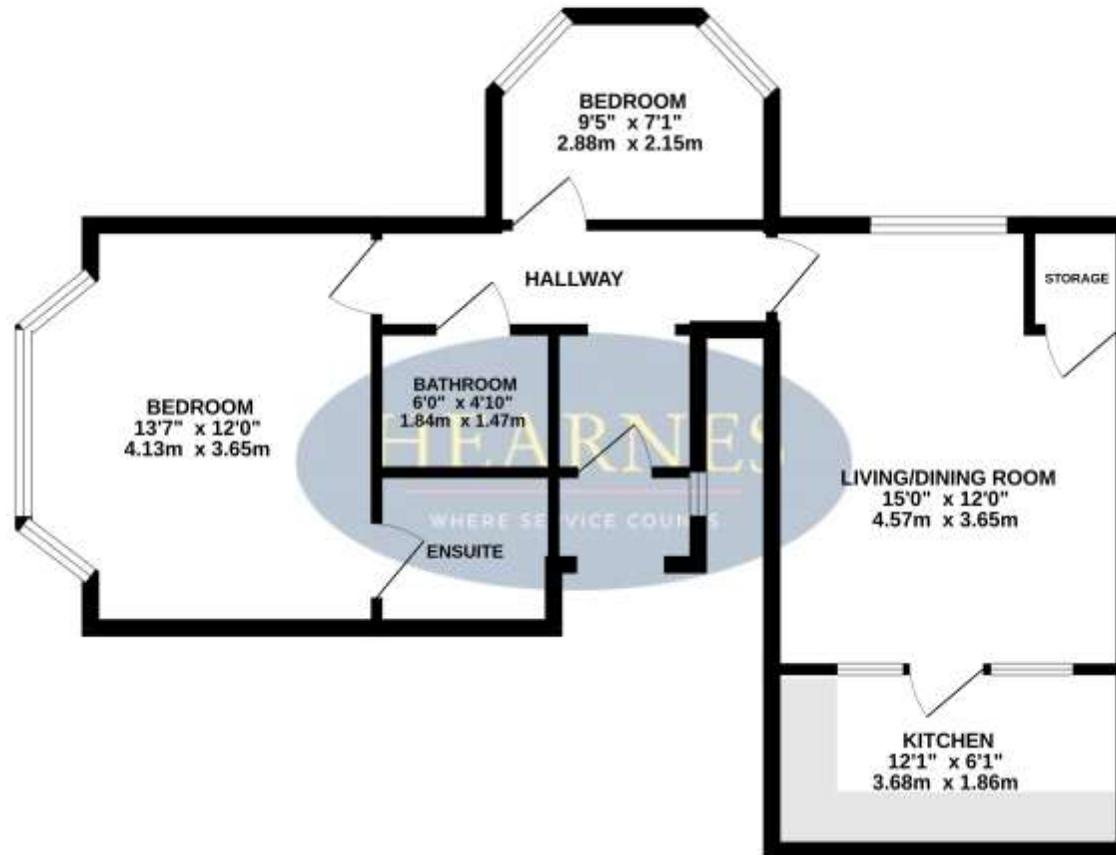
COUNCIL TAX BAND: B

EPC: 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
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 here are not to be taken as a guarantee as to their operability or efficiency can be given.
Made with Metapic ©2025

