



HEARNES
WHERE SERVICE COUNTS

A simply stunning raised ground-floor apartment with a private terrace, boasting breath-taking sea views, situated within an exclusive development of just four apartments. Enviably located just moments from award-winning sandy beaches, the property offers access to a level promenade extending from Hengistbury Head to the Sandbanks Peninsula. A selection of popular restaurants and cafés are within walking distance, while Bournemouth Town Centre is just two miles away.

The development is accessed via a secure entry phone system, leading to a well-maintained communal hallway. The apartment is positioned at the rear of the building, where a spacious hallway welcomes you and provides access to all accommodation. The impressive open-plan kitchen/living/dining room features luxury wood flooring, underfloor heating and floor-to-ceiling windows, offering stunning sea views across the private rear garden. The refitted kitchen is equipped with a range of base and eye-level units, contrasting work surfaces, and integrated appliances, including an oven, hob, fridge/freezer, dishwasher, and washing machine. This space also provides direct access to the sun terrace.

The primary bedroom is a generous double, benefitting from fitted wardrobes and V-shaped feature window. It also enjoys access to a spacious en-suite, complete with a shower enclosure, WC, and wash basin. The second bedroom is also a well-proportioned double, featuring fitted wardrobes and access to the family bathroom, which includes a WC, hand wash basin, and a shower over the bath.

The private terrace offers views over the beach and out to sea, with stunning vistas extending towards the Isle of Wight to the east. A private entrance is currently blocked by a garden shed but this can be adjusted to provide an additional entrance to the apartment. Further benefits include allocated off-road parking and an electric point ready for a car charger installation.

Share freehold : 999 years remaining

Maintenance charge: Approximately £1,200 per annum

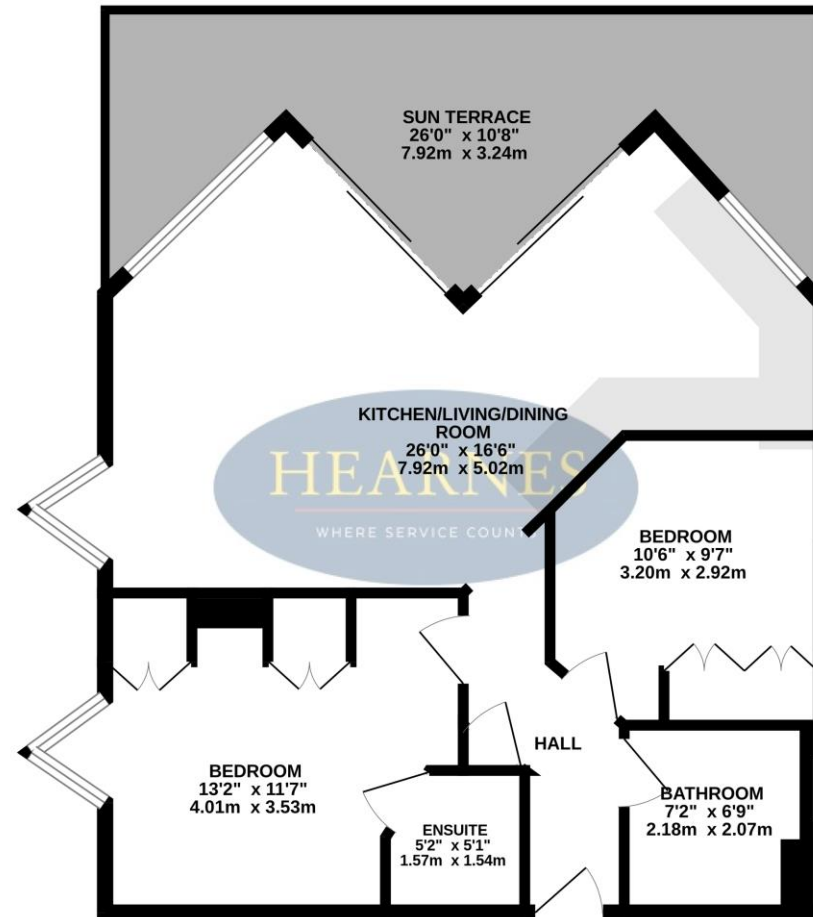
Ground rent: Nil

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

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
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 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

