



**HEARNES**  
WHERE SERVICE COUNTS

An impressive three double bedroom first floor apartment located in a select, small development within the highly sought after East Cliff location offering easy access to the Town Centre, award winning sandy beaches and cliff top. Offering spacious living accommodation featuring two bath/shower rooms and a balcony with stunning, far reaching sea views. The property further benefits from a garage, share of freehold and is offered for sale with no forward chain.

On entering the property a welcoming entrance hallway, with a range of useful storage cupboards, leads into a spacious living/dining room offering a stunning sea view and outlook over the immaculately maintained communal gardens. From the living room there is access to a private balcony again offering stunning views. A separate, modern fitted kitchen offers a comprehensive range of floor and wall mounted units finished with a matching work surface, integrated oven and hob along with further space for kitchen appliances.

The property's three bedrooms are all generously sized double rooms with the master bedroom benefitting from a modern en suite shower room, range of fitted wardrobes and further access to the balcony. Completing the accommodation is a further modern family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

Externally the property is situated within superbly maintained communal grounds with a private gate providing direct access onto the cliff top. The property further benefits from a garage.

Share of Freehold - 999 years from 2008

Service Charge - Approximately £750.00 per quarter (£3000.00 per annum)

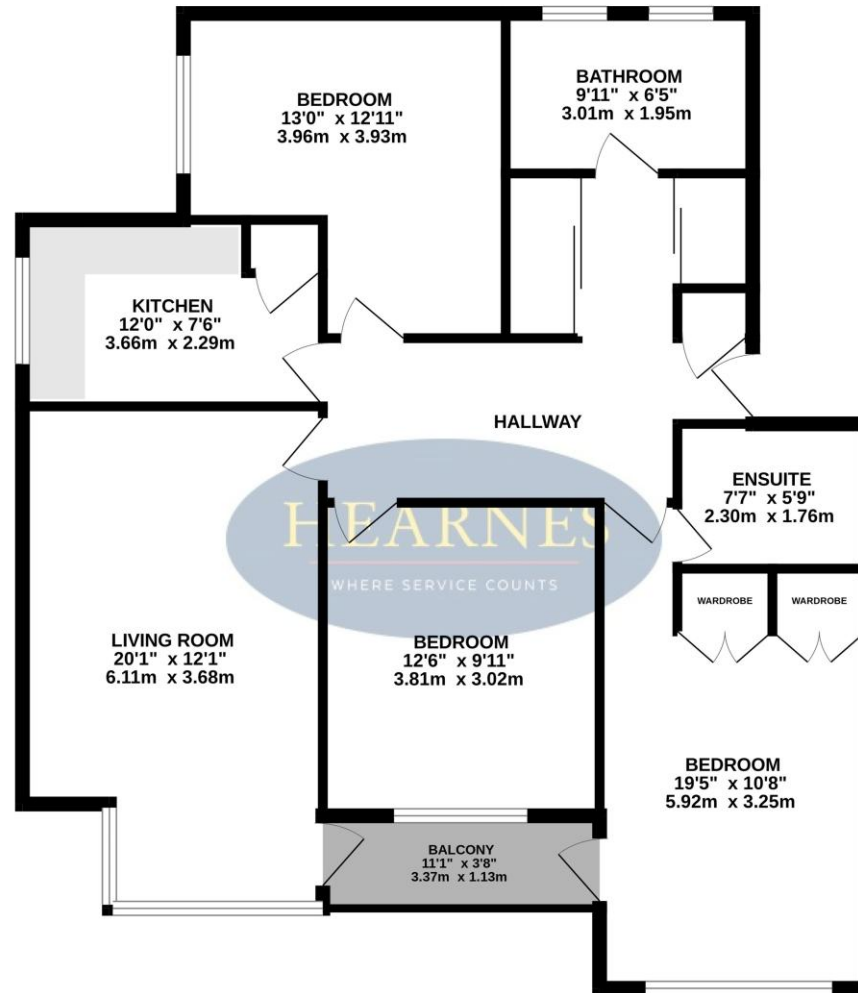
**EPC RATING: C**

**COUNCIL TAX BAND:TBC**

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.



FIRST FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 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

