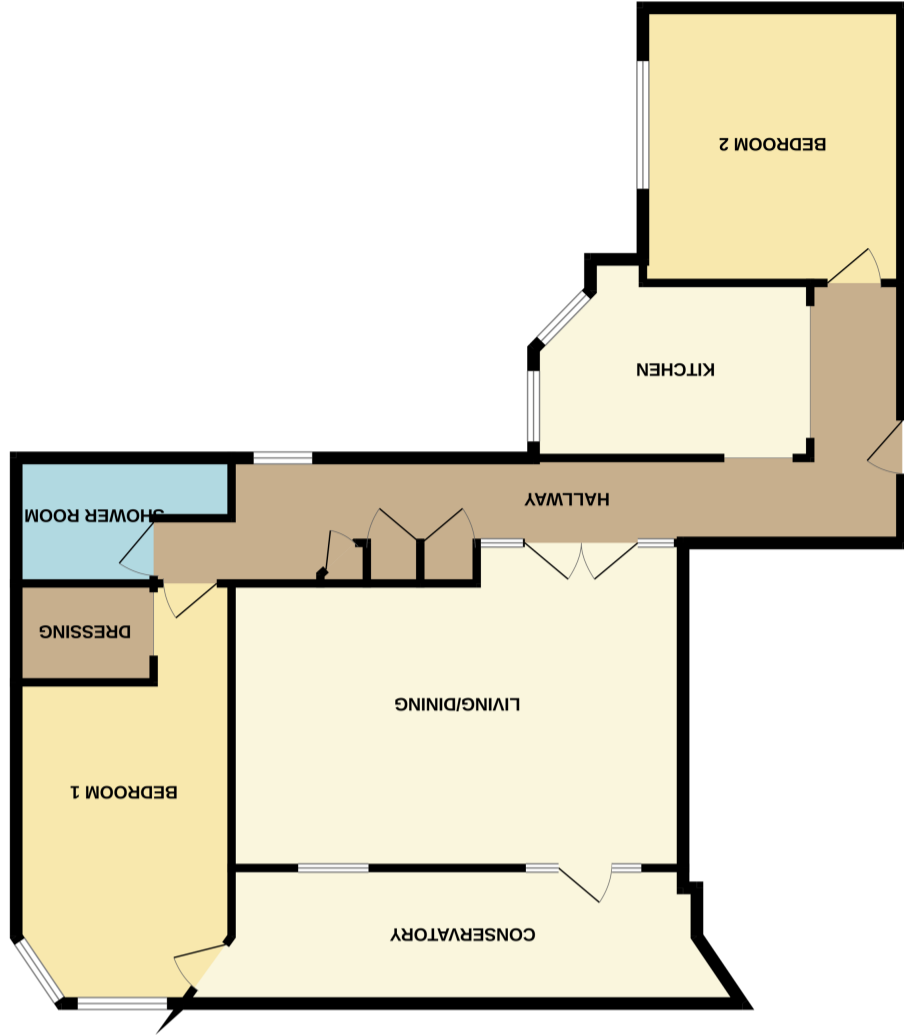


What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such 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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FIRST FLOOR
 1131 sq.ft. (105.1 sq.m.) approx.





Property Summary

Built around 1860 this luxurious beautiful Victorian family apartment is now for sale with the leasehold and Share of freehold attached which is rare.

Fully renovated in 2022 offers large rooms with 1100 square feet and holds many original features with a contemporary feel.

Sea views from the lounge, sunroom and master bedroom where you can hear the sound of the waves first thing in the morning.

Step out into the quietness of the mature park with pine trees set against sea views. Perfect for pets as its dog friendly.

Only a minute's walk and you are on the beach, 8 minutes to the pier, bars and restaurants, and the Town Centre.

Durley Chine Alum Chine, and Sandbanks are all in your location in Bournemouth. The conservatory has amazing glass windows stretching the full length with all-around high ceilings and 18-foot high windows that span the length of the conservatory over the sea.

Comes with its own allocated private car park at the front of the building. Comes with all Hotpoint appliances and high-spec water cylinder all fitted. All brand new.

Entrance

Stairs leading to the elevated ground floor, door with security Entryphone system to:

Communal Entrance hall.

Lift leading through to the first floor. Door to:

Entrance Hall

L-shaped, radiator, access to all principle rooms, inset to ceiling spotlights, double power points, door to a storage cupboard, cupboard housing a brand new "Joule" pressurised hot water cylinder, door to cupboard with shelving, door to fire escape, double glazed window. Double doors to:

Living Room

6.42m x 4.62m (21' 1" x 15' 2" max) A very impressive room with feature high ceilings and sea views, two ceiling light points, power points, large front aspect Sash window, wood effect laminate flooring, TV point, feature radiator, front aspect door giving access through to conservatory.

Conservatory

6.6m x 1.8m (21' 8" x 5' 11") A real feature of this property with high ceilings, large front aspect sliding double glazed windows offering fantastic sea views, power points.

Kitchen

3.88m x 2.39m (12' 9" x 7' 10") Open plan from the hallway. Luxury kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset stainless steel sink unit with mixer tap, integrated double oven, inset four ring gas burner hob with extractor hood over, two side aspect double glazed windows, radiator, space for fridge freezer, wall mounted boiler serving domestic hot water and central heating systems, part tiled walls, power points.

Bedroom 1

5.99m x 3.06m (19' 8" x 10' 0") Very spacious room with a front aspect double glazed bay window offering sea views, door to conservatory, radiator, power points.

Dressing area, with fitted wardrobes & drawer unit.

Bedroom 2

3.72m x 3.58m (12' 2" x 11' 9") Spacious double room, high ceilings, ceiling light point, radiator, fitted four door wardrobe with cupboards over,

Shower Room

1.96m x 1.81m (6' 5" x 5' 11") Impressive suite in keeping with this style of building. Low flush WC, circular wash hand basin with mono block tap, part tiled walls, feature towel rail and traditional radiator, oversized walk in shower with oversized shower head and additional shower, side aspect double glazed window, feature tiled floor, exposed brickwork to one wall, coved ceiling.

Outside

There is an allocated parking space conveyed with this apartment.

Additional Information

Share of Freehold

Maintenance: Circa £2,000 Per Annum

Peppercorn Ground Rent

Council Tax: Band C

EPC: D



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