



**HEARNES**  
WHERE SERVICE COUNTS

An impressive three bedroom, third floor apartment situated on Bournemouth's sought-after East Cliff, within easy reach of the town centre offering a wide range of bars, shops and restaurants. The property features a balcony with a southerly aspect, two bath/shower rooms, an impressive living/dining room, lift access, secure underground parking and a share of freehold. The apartment now requires full refurbishment throughout, presenting an excellent opportunity to modernise and add value in a prime coastal location.

The East Cliff is one of Bournemouth's most established and well-regarded residential areas, positioned between the town centre and the coastline. It offers easy access to the award-winning sandy beaches, scenic cliff-top walks and Bournemouth Gardens, while remaining convenient for mainline rail links and everyday amenities.

On entering, a central hallway with three useful storage cupboards provides access to all principal accommodation. The living/dining room measures in excess of 22ft and opens onto a balcony with a southerly aspect overlooking mature trees. A separate galley kitchen offers a range of floor and wall mounted units with contrasting work surfaces and space for additional appliances.

All three bedrooms are well-proportioned doubles, each benefitting from fitted storage and overlooking the side aspect of the development. Bedroom three would also lend itself well as a study if required. The accommodation is served by a bathroom and a separate shower room.

The property is conveyed with one secure, underground parking space along with further resident permit parking. The development is situated within beautifully maintained communal gardens.

Share of Freehold - 978 years remaining on the lease  
Maintenance: Approximately £850.00 per quarter  
Share of freehold - no ground rent

**COUNCIL TAX BAND: D**

**EPC: D**

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.



THIRD FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq ft. (93.9 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, representations 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

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