



HEARNES

WHERE SERVICE COUNTS



A superbly presented two-bedroom maisonette, set within a gated development in the premier West Cliff location, just moments from the award-winning sandy beaches and within easy reach of Bournemouth Town Centre and its picturesque gardens. The property has been maintained to a high standard throughout and benefits from two well-proportioned bedrooms, both with fitted storage, a luxury bath/shower room, a private entrance, and a garage.

Entering through the private entrance, you are welcomed by a spacious hallway featuring a useful storage area and a single door providing direct access to the garage. Stairs lead up to a separate modern kitchen, which is well-equipped with a range of floor and wall-mounted units, a contrasting work surface, an integrated oven and gas hob, and space for additional appliances.

The primary bedroom enjoys a sunny aspect and benefits from fitted storage, while the second bedroom is also a generously sized double, featuring a built-in storage cupboard and a Velux window. A luxury family bathroom completes the accommodation, comprising a wash hand basin, WC, and a bath with a shower over. Additionally, a separate WC and an extra storage cupboard provide further convenience.

The development is secured by a coded access gate and boasts well-maintained communal grounds, along with on-site residents' parking.

Length of Lease - 999 years from 25th December 1984

No Ground Rent

Maintenance - £800 per annum including buildings insurance

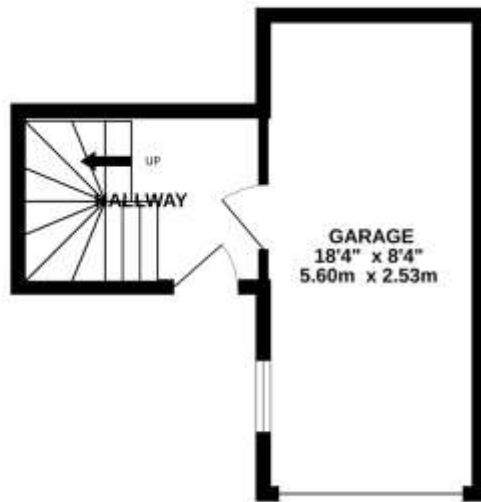
**COUNCIL TAX BAND: B**

**EPC RATING: E**

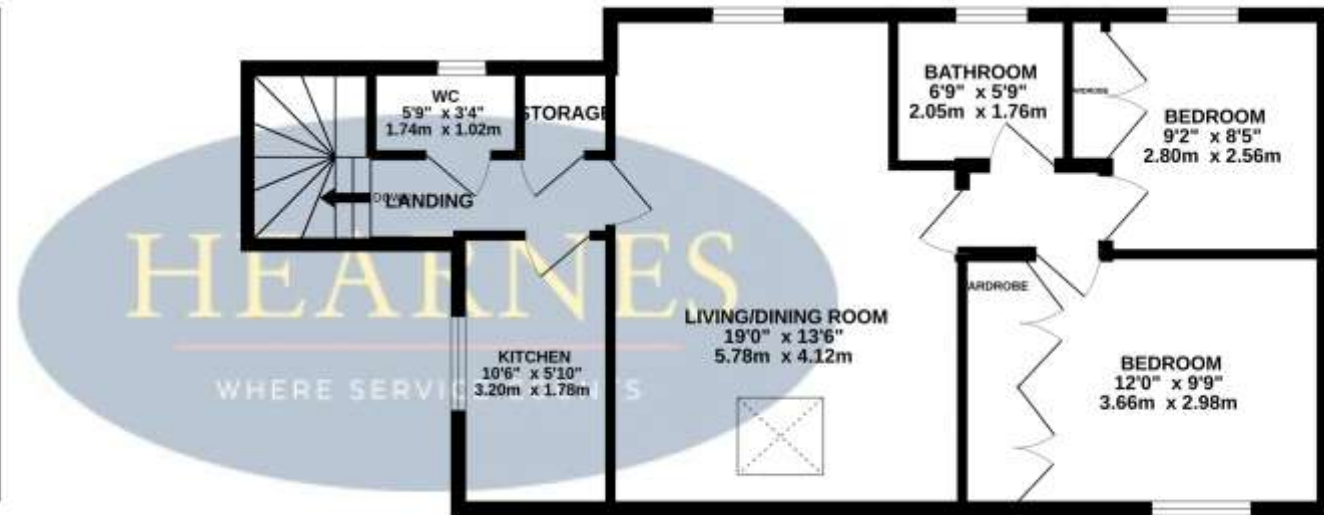
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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



1ST FLOOR



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.  
Made with Metropix ©2025



