



HEARNES

WHERE SERVICE COUNTS

A beautifully presented three-bedroom character apartment ideally positioned on the West Cliff, just moments from the clifftop, beaches, and town centre. Offered with no onward chain and permission for holiday letting, the property combines character features with modern living and includes an allocated parking space.

A secure coded entry system provides access to a well-maintained communal hallway with stairs leading to all floors. On entering the apartment, a spacious hallway gives access to all rooms, along with two useful storage cupboards. The open-plan living and dining room is positioned to the rear of the apartment, offering a bright and welcoming space. The luxury kitchen is fitted with an excellent range of base and eye-level units with contrasting Quartz work surfaces, an integrated oven, hob, fridge/freezer, and washing machine, as well as ample space for a breakfast table.

The primary bedroom is a generous double and benefits from a luxury en suite fitted with attractive tiling, a shower enclosure, WC, and wash basin. Bedroom two is also a spacious double and is served by a modern bathroom fitted with a bath, WC, and wash basin. Bedroom three is a comfortable double room, ideal for guests or use as a home office.

To the front of the property there is an allocated parking space.

Service Charge -£1300.00 per annum
Ground Rent - Included in service charge
Leasehold - 120 years remaining

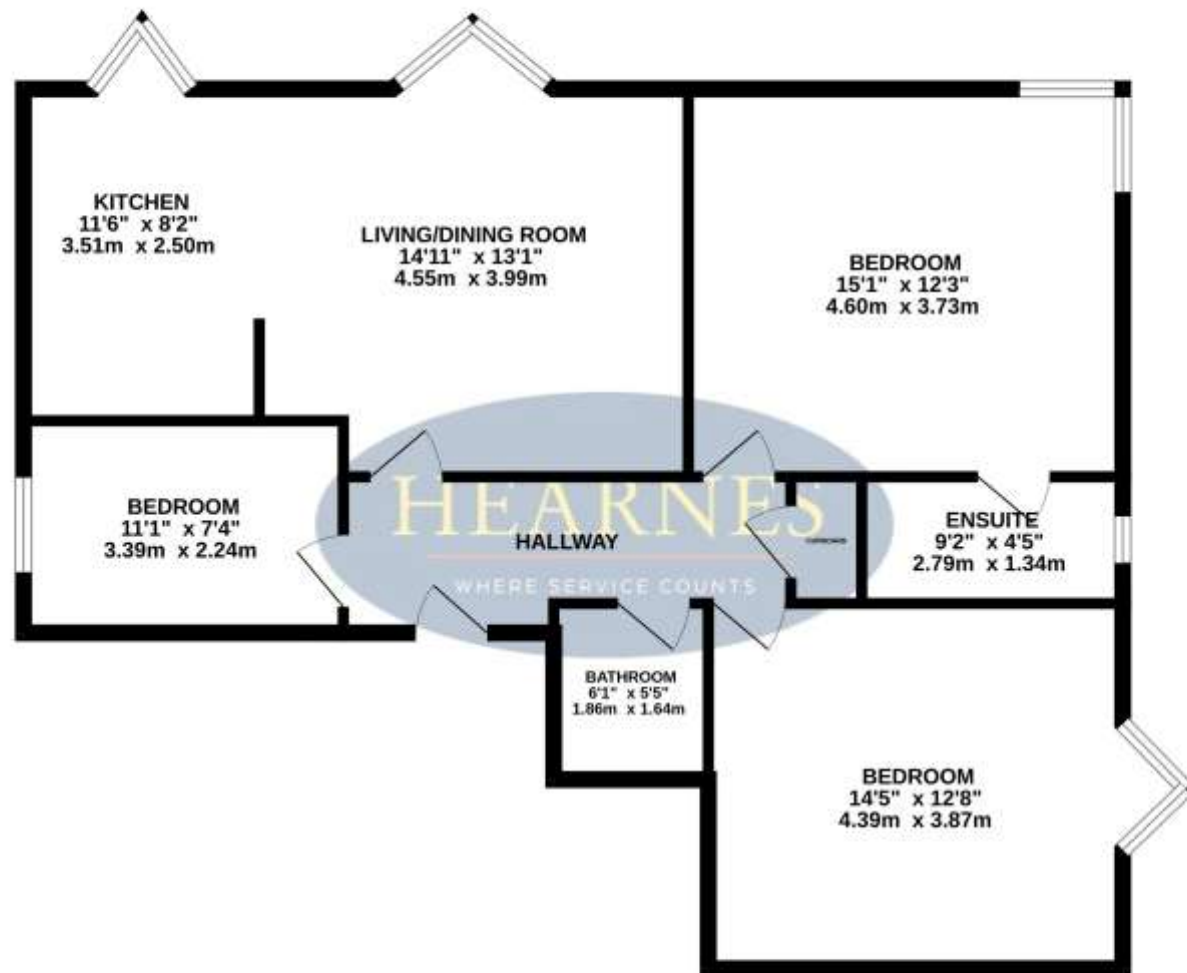
COUNCIL TAX BAND:TBC

EPC: C

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.



933 sq.ft. (86.7 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

While 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 misstatement. 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

