



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom top floor apartment with panoramic views located only a moments walk from Bournemouth Town Centre, the beautiful Bournemouth Gardens and award winning sandy beaches and sea front. The property, built in 2019, offers a superb investment opportunity with short term holiday lets permitted, remainder of new build warranty and is offered for sale with no forward chain.

Compass Point is accessed via a secure entrance hallway with a telephone entry system, leading to stairs that rise to the top floor landing where this apartment is located. The impressive open plan kitchen/living room offers an abundance of natural light through floor-to-ceiling, triple-aspect windows, with stunning sea views stretching just east of Bournemouth Pier. The contemporary kitchen is fitted with a range of stylish dark grey gloss wall and base units, complemented by adjoining work surfaces. It features an inset single bowl stainless steel sink, an integrated electric oven with a four-ring hob and extractor above, a tall integrated fridge freezer, and a built-in dishwasher. A central island with a wood-block worktop provides additional storage and workspace.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a dual aspect and a delightful outlook over the landscaped gardens of the prestigious Bath Hill Court. The second bedroom overlooks the front of the development, also enjoying a pleasant aspect. The shower room is finished with fully tiled walls, a contrasting tiled feature behind the shower, a low-level WC, an inset wash hand basin with a vanity unit beneath, and a corner shower cubicle with double sliding doors. A chrome heated towel rail completes the space.

Compass Point enjoys a prime position in the heart of Bournemouth town centre, just moments from the award-winning sandy beaches near Bournemouth Pier. Externally, the apartment benefits from an allocated parking space.

Leasehold: 125 years from 2019

Maintenance: Approx. £3,000 per annum

Ground Rent: £150 per annum

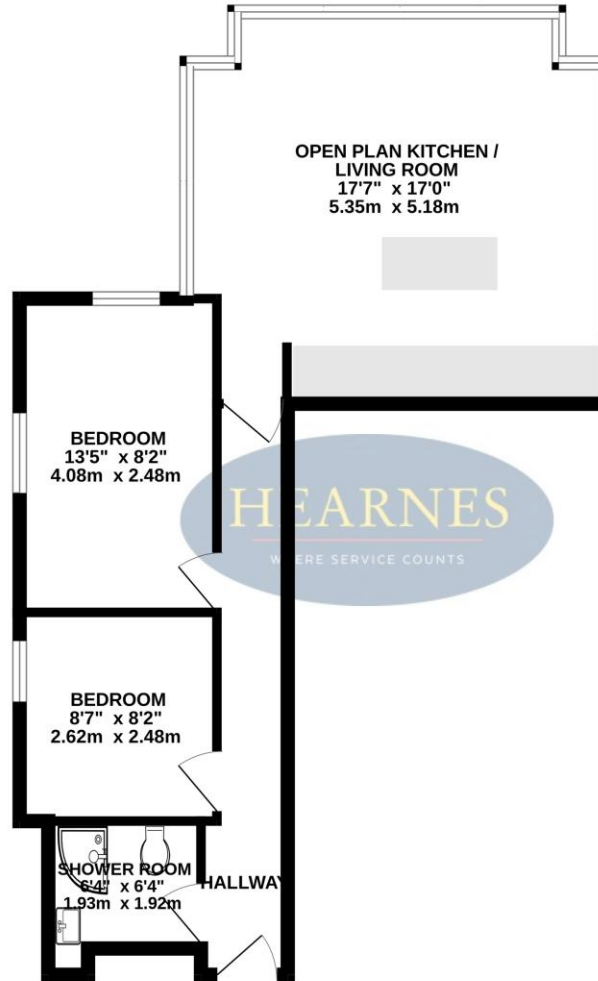
EPC RATING: C

COUNCIL TAX BAND: B

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.



SIXTH FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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

