



HEARNES

WHERE SERVICE COUNTS



A superbly presented split-level first floor one-bedroom apartment, situated in a highly sought-after West Cliff location. This rare opportunity lies just moments from the seafront and award-winning beaches, while being within easy reach of Bournemouth Town Centre, offering an excellent range of shops, bars, and restaurants. Featuring a private balcony, large terrace, and open-plan living, the property enjoys an enviable coastal position and would make an ideal first home or investment.

The apartment is accessed via a secure communal entrance, with stairs leading to the first floor. On entry, a welcoming hallway leads down to a bright open-plan kitchen/living space with a breakfast bar. The modern kitchen offers a range of floor and wall-mounted units with contrasting Quartz worktops, an integrated oven, electric hob, space for a fridge/freezer, and a useful utility cupboard.

A particular feature of the property is the large terrace, providing ample space for outdoor dining and additional seating. The bedroom benefits from direct access onto a private balcony and is served by a modern fitted shower room comprising a WC, wash hand basin, and corner shower enclosure.

Leasehold - 115 years left on the lease

Service Charge - £1700.00 per annum

Ground Rent - £250.00 per annum

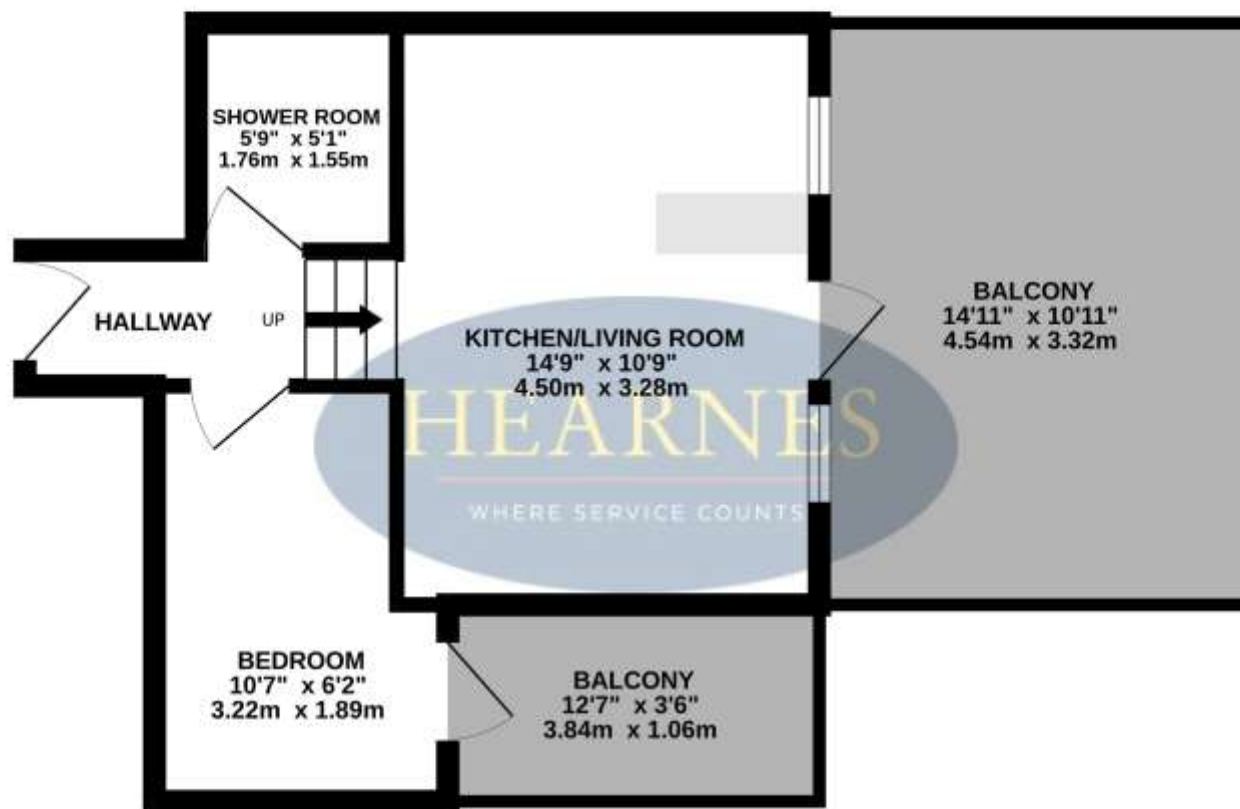
**COUNCIL TAX BAND: A**

**EPC RATING: A**

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.



FIRST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 291 sq.ft. (27.0 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 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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