



HEARNES

WHERE SERVICE COUNTS

Grand Marine Court was built in the 1870s and originally opened its doors as the Bournemouth Hydropathic Establishment in 1880. In 1933, the name changed to the Bournemouth Hydro Hotel, and during WWII, the hotel was requisitioned by the Home Office. In 1946, the name changed to what it is known as today, and during the 1950s, planning permission was granted to convert the building into apartments. The building boasts many of its original features, both in the communal areas and inside the flats themselves.

A beautiful glass canopy, revolving doors, original staircases, two lifts, high ceilings, and stained-glass windows are just a few. The location of the property is one of its main benefits, situated right in front of West Cliff Gardens, just yards from the clifftop and Bournemouth's famous Blue Flag beaches, accessed by the nearby steps. Both Bournemouth town centre and Westbourne's shops, restaurants, and bars are just a 15-minute walk from the property, as well as several primary schools and Westbourne Medical Centre. Access to this historic property is through a communal entrance with a secure entry phone system, leading to a beautifully maintained hallway with a striking glass canopy. Stairs or a lift provide access to the lower ground floor and the apartment itself.

Upon entering, you are welcomed into an incredible open-plan kitchen, living, and dining area, where a decorative feature fireplace, a charming bay window, exposed brickwork, and original wood flooring enhance the apartment's unique appeal. The bespoke kitchen is thoughtfully designed with a central island and space for appliances. Showcasing exceptional craftsmanship, the cabinetry is repurposed from original Kodak film boxes, complemented by reclaimed marble and stone surfaces.

Both bedrooms are generously sized doubles, each featuring large front-facing bay windows. Bedroom two benefits from bespoke floor-to-ceiling wardrobes, offering excellent storage. The refitted family bathroom retains its original charm, featuring the original bath with a shower over, a WC, and a washbasin. Additionally, a useful utility area provides space for further appliances.

Pets are allowed with the permission of the management company. Outside the property is a residents' car park, which operates on a first-come, first-served basis. In addition, there is underground parking for residents with a waiting list.

Share of Freehold - 999 years lease from 1989

Service charges per quarter £806.25, to include water fees, hot water, gardener, communal cleaning, and lighting.

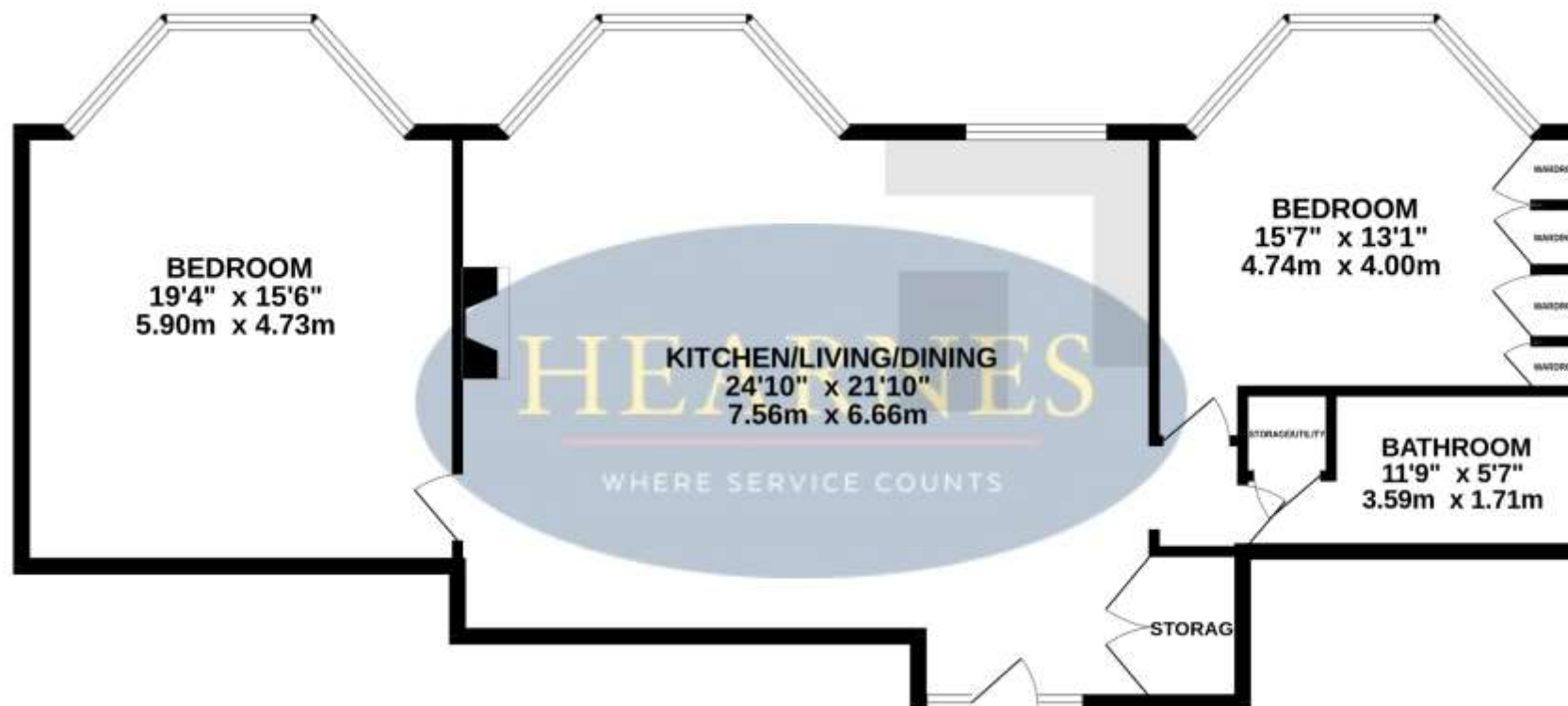
COUNCIL TAX BAND: C

EPC: TBC

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



TOTAL FLOOR AREA : 1095sq.ft. (101.7 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

