



**Christchurch Road
Bournemouth, Dorset**

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A spacious two-bedroom third-floor apartment offering an excellent opportunity for refurbishment, situated in the highly sought-after East Cliff location. Just moments from award-winning sandy beaches and within easy reach of Bournemouth Town Centre and transport links. It features a separate kitchen and bathroom, two double bedrooms, visitors' parking to the front, and a share of the freehold.

The development is accessed via a secure entry phone system, leading to a superbly maintained communal hallway and the entrance to the apartment. Upon entering, you are welcomed by a spacious entrance hall with ample storage cupboards, opening into a generously sized living room overlooking the front aspect. A separate modern kitchen, offers a range of floor and wall-mounted units with contrasting work surfaces and space for appliances.

Both bedrooms are generously sized double rooms, with the impressive primary bedroom enjoying views over the side aspect and fitted storage. The accommodation is completed by a family bathroom comprising a WC, wash hand basin, and a bath with shower over.

The building is set within mature, well-maintained grounds featuring hardstanding areas for residents' parking, attractive landscaped gardens, and convenient bike racks to the rear.

Share of freehold - 984 years remaining

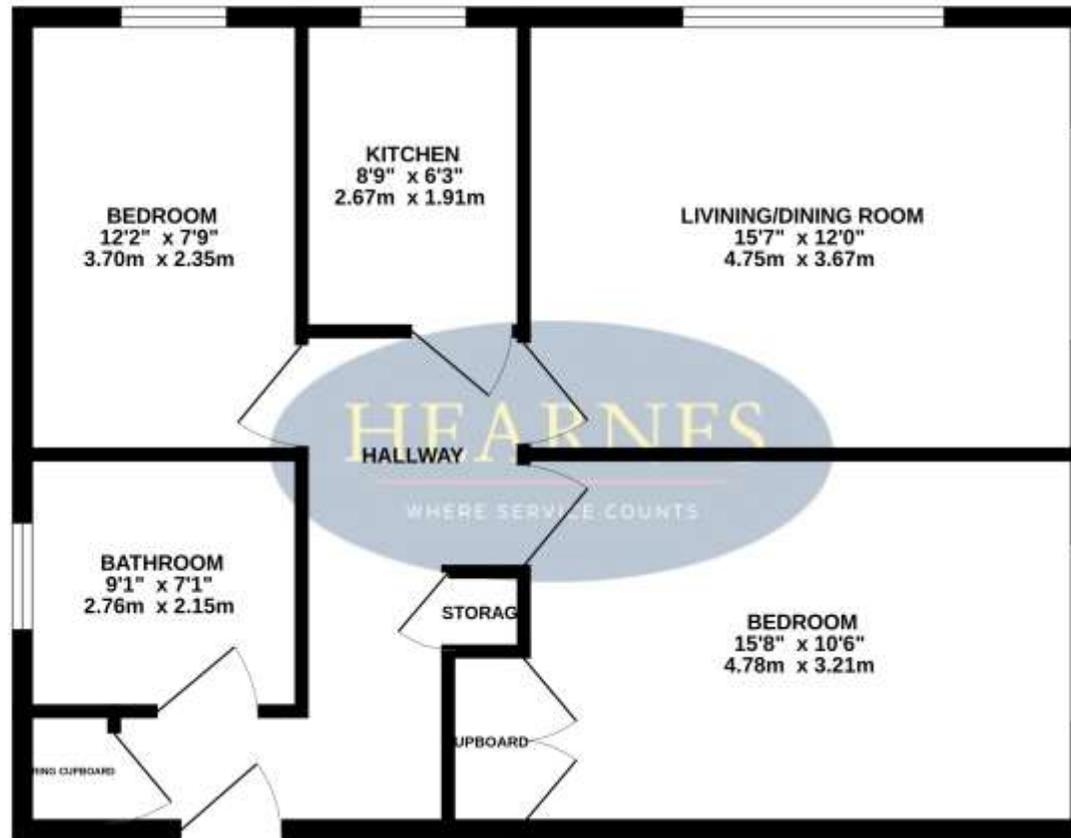
EPC: D

COUNCIL TAX BAND: A



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.

THIRD FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other areas 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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