

Stylish sea-front duplex apartment in private development with southerly facing balconies  
Honeycombe Beach, Honeycombe Chine, Boscombe Spa, BH5 1LG

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## Stylish sea-front duplex apartment in private development with southerly facing balconies

- **Master with south-facing balcony**
- **Dressing area**
- **Two further double bedrooms**
- **Open-plan sitting dining kitchen area**
- **Statement glass radiators**
- **Communal gym**

### **SITUATION**

This modern development is a short walk from Bournemouth to the west, with its impressive range of shops, restaurants, leisure facilities and transport links. There is direct access to the promenade and blue-flag beach, with plenty of water sports opportunities. This duplex is on the south of the development, and has direct access from the secure parking area to the apartment via a lift.

### **INSIDE SPACE**

This stylish apartment is impeccably finished. On entering, the initial impression is one of light and space, with white tiled floor and spot-lit ceiling. To the left is a large under-stair cupboard with hanging space and then stairs leading to the second floor. Beyond the stairs a large fully-tiled luxury cloakroom, featuring Duravit bathroom furniture. Adjacent is a further storage cupboard. Opposite to these is a double bedroom overlooking a landscaped courtyard to the rear of the building.

To the front of this floor, the master bedroom is designed to enjoy the best of the sun and the view, with windows and

double doors leading out to a decked balcony. The feature wall to the left is one large headboard, in an elegant 'burnt orange' fabric. From the bedroom we walk through to the dressing area, with a wall of extensive mirrored wardrobes and then into the fabulous en-suite with both bath and shower cubicle, again in the same contemporary style as the other bathrooms. The hall leads round to the right, past another large storage cupboard to a double bedroom with en-suite. This room benefits from integrated wardrobes and the en-suite includes a shower cubicle.

Upstairs there is a spacious landing, leading through to the extensive open-plan lounge and kitchen/dining areas. From the contemporary lounge, double doors lead out to a wonderful south-facing balcony, with space for al fresco dining with views that extend across to the Purbecks and beyond. Leading directly from the lounge area there is a study. Carpet turns to tile as we enter the kitchen/dining area, cleverly designed in a c-shape to give the impression of separation, with space for a large dining table. Off this, doors lead out to a balcony.

The tasteful kitchen features hi-gloss cream units, elegant granite worktops, under-cupboard lighting, with integrated appliances, including dishwasher,

washer/dryer, oven & hob. The kitchen also has room for an American-style fridge/freezer. Both the 2nd floor living space and master bedroom benefit from air conditioning. The under floor heating throughout the property has individual temperature controls in each room.

### **OUTSIDE SPACE**

Security gates are monitored by a 24-hour concierge service that gives access to secure underground parking. The apartment benefits from two allocated parking spaces and access to a large private store room. There is a central courtyard, a gym and direct access to the promenade and beach for residents only.

### **AGENT'S COMMENTS**

It's almost impossible to get closer to the sea-front than this. The magical sound of the sea and the incredible views are what this duplex is all about. There are only a handful of three bedroom apartments on this development. Rare is often overused but this really is.

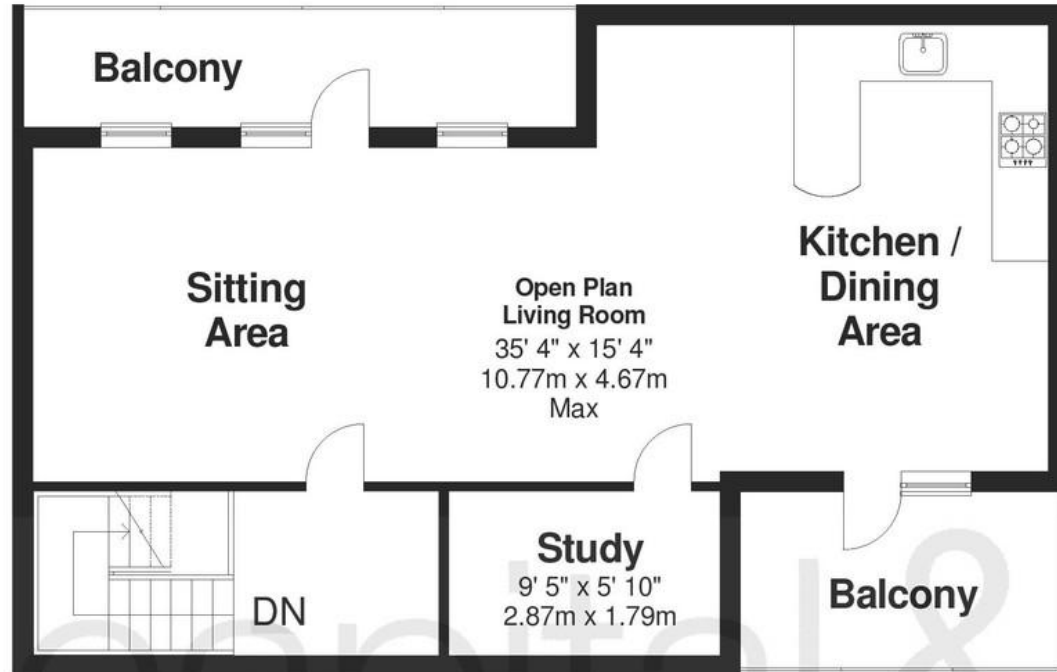
### **OWNERS' COMMENTS**

From the moment we set foot in to the apartment, we fell in love with the beautiful views and the luxury of living so close to the water's edge. Waking up each morning to the sound of the ocean is amazingly uplifting.

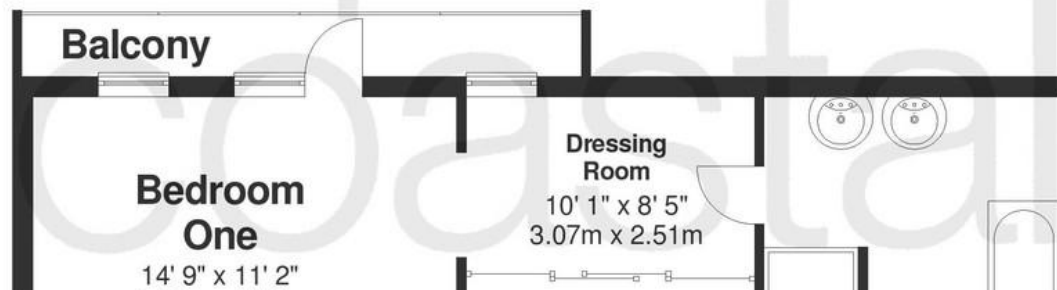


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		65	66
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		67	68
EU Directive 2002/91/EC			



Upper Level Area  
57 sqM - 618 sqFt



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