





## **Ocean Heights, Boscombe Cliff Road, Bournemouth, BH5 1LA**

### **£274,000 – Share of Freehold**

**Three Bedroom Ground Floor Cliff Top Apartment in Prestigious Block**  
**Communal Entrance | Entrance Hallway | 19' x 12' Lounge with Private Terrace | Fitted Kitchen**  
**Master Bedroom with En-Suite | Two Further Bedrooms | Modern Shower Room | Underground Parking | No Chain**

Situated on the ground floor of this prestigious block enjoying an enviable position, with a superbly sunny patio - we are pleased to offer for sale a three bedroom, two bathroom ground floor apartment. This iconic building is situated on the cliff top adjacent to Boscombe Cliff Gardens and sits in superbly landscaped communal grounds giving access for residents to cliff top walks and the sandy beach below. The popular shopping parade at Southbourne Grove is also nearby with its array of independent shops, coffee shops and restaurants.

The apartment features UPVC double glazing, gas central heating, 10' modern kitchen with space for appliances, 19' x 12' lounge with double aspect and patio doors leading to the patio/terrace, which enjoys a secluded outlook and views to the sea. The 16' master bedroom benefits from patio doors leading to the terrace and a modern en-suite bathroom comprising of Laufen bathroom fittings (an extra deep bath with handheld shower, basin and w.c.) fitted with wall cabinets and underfloor heating; there are then two further good sized bedrooms and a modern family shower room.

Outside, there is secure underground parking, and apartment 28 has an allocated space for one car that also incorporates a bespoke wooden storage unit. Well-maintained communal grounds surround Ocean Heights. Imagine waking up in a tranquil flat with uninterrupted sea views, surrounded by serenity and no obstructive buildings. You also have exclusive access to the sea through the gardens via the rear gate.

Tenure: Leasehold/Share of Freehold  
Service Charges: Approximately £3000 per annum  
Council Tax Band: E  
EPC Rating: 66 | D

