



Honeycombe Chine, Boscombe, Bournemouth, Dorset, BH5 1LE

Asking Price £170,000 – Leasehold

**One Double Bedroom First-Floor Apartment | Direct Access To Promenade & Beach | Hallway | Lounge/Diner
Private South Facing Balcony | Kitchen | Bathroom | Fully Equipped On-Site Gym | 24/7 Concierge Service | No Forward Chain**

Stylish One Bedroom Apartment with Beach Proximity – No Forward Chain! Discover the charm of coastal living with this exquisite one double bedroom first-floor apartment, nestled in the prestigious Honeycombe Beach development. Just a stone's throw from the promenade and sandy shores, this property offers an unbeatable blend of comfort and convenience. Located in the vibrant Boscombe area of BH5, you'll find Boscombe Pier and picturesque beaches right at your doorstep. Local transport links, including bus routes servicing Bournemouth and Christchurch, are within easy reach, and Pokesdown train station is just a short stroll away.

Constructed in 2010, the Honeycombe Beach complex boasts a 24/7 concierge service and a secure video entry system complemented by CCTV for your peace of mind. Residents will enjoy exclusive access to a fully equipped gym that's open around the clock.

Step inside to find an inviting entrance hall featuring a spacious storage cupboard, perfect for housing your hot water tank. The bright lounge/diner leads directly to a south-facing balcony, an ideal spot to soak up the sun. The modern kitchen, situated at the rear, showcases stylish wall-mounted and base units, extensive work surfaces, and a ceramic tiled floor. It has an integrated oven, electric hob, and extractor fan, while offering additional space for your fridge/freezer and washing machine.

The generous double bedroom is enhanced by fitted wardrobes, making storage a breeze. The sleek bathroom features contemporary tiled walls and flooring, a bath with a shower overhead and a glass shower screen, as well as a WC, wash hand basin, and a towel rail for added convenience. Viewing is highly recommended.

Tenure: Leasehold - approximately 125 years remaining
Service Charges: Approx. £1,600 every 6 months.
Annual Ground Rent: £598.00
Pets: allowed, subject to registration and fee
Holiday lets: not permitted
Council Tax Band: to be confirmed
EPC Rating: to be confirmed

