



£635,000

Flat 53, Bath Hill Court Bath Road, Bournemouth, BH1 2HS



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## Property Description

1784

Refined Coastal Living in a Prestigious Setting

Welcome to Bath Hill Court, a distinguished Neo-Georgian landmark offering grand, spacious living in one of Bournemouth's most sought-after locations. This beautifully renovated first-floor apartment spans an impressive 1,784 sq. ft, blending period charm with contemporary style. High ceilings, full-height French doors, and five private balconies flood the space with natural light, creating an airy and elegant atmosphere. This stunning apartment originally had four bedrooms but has now been meticulously converted into an impressive, open plan three bedroom masterpiece.

The expansive, open-plan reception room offers a sophisticated setting for entertaining, featuring a real-flame gas fireplace as its centrepiece. A beautifully appointed kitchen/breakfast room is a real showcase, boasting premium appliances and a practical utility cupboard (washing machine & vented tumble dryer). The kitchen opens onto a private balcony with courtyard garden and distant sea views plus an additional entrance/exit via the light-well staircase, where your personal refuse is collected twice a week.

The luxurious master bedroom enjoys huge full length double-aspect windows and a stylish en-suite shower room, while two additional spacious double bedrooms provide versatility for family, guests, or a home office. A sleek family bathroom completes the accommodation.

Luxury, Security & Convenience

24/7 Portage & Excellent Security – A safe and well-managed residence

Landscaped Grounds & Grand Entrance Foyers – A touch of prestige & elegance

Prime Position – Elevated setting, just moments from boutique shopping, dining, and entertainment

Award-Winning Beaches & Pleasure Gardens – A short stroll away

Parking & Storage – A Rare Bonus

This apartment comes with a large private garage, complete with power and water, two resident parking permits, and visitor parking for guests – a rare find in such a central location.

This home also benefits from a dedicated storage area in the basement, measuring approximately 2 square meters - a perfect space for storing suitcases, seasonal decorations, and other bulky items.

The quarterly service charge is approximately £1,400, covering all running costs plus a contribution to the sinking fund, ensuring that building repairs and maintenance are taken care of without unexpected financial surprises. Additionally, hot and cold water is included, meaning no separate water bills to worry about. A constantly heated towel rail adds an extra touch of comfort.

Residents enjoy convenient amenities, including an onsite post box in the lobby, dedicated recycling bins, and a charity donation bin - ideal for easy decluttering.

Living here truly feels like residing in a luxury hotel, with a vibrant community spirit. Residents can enjoy the annual garden party and festive Christmas gathering. The onsite library, stocked with books and DVDs, is a fantastic resource for leisurely reading and entertainment.

Share of Freehold – No Forward Chain – Pets Permitted (By License)

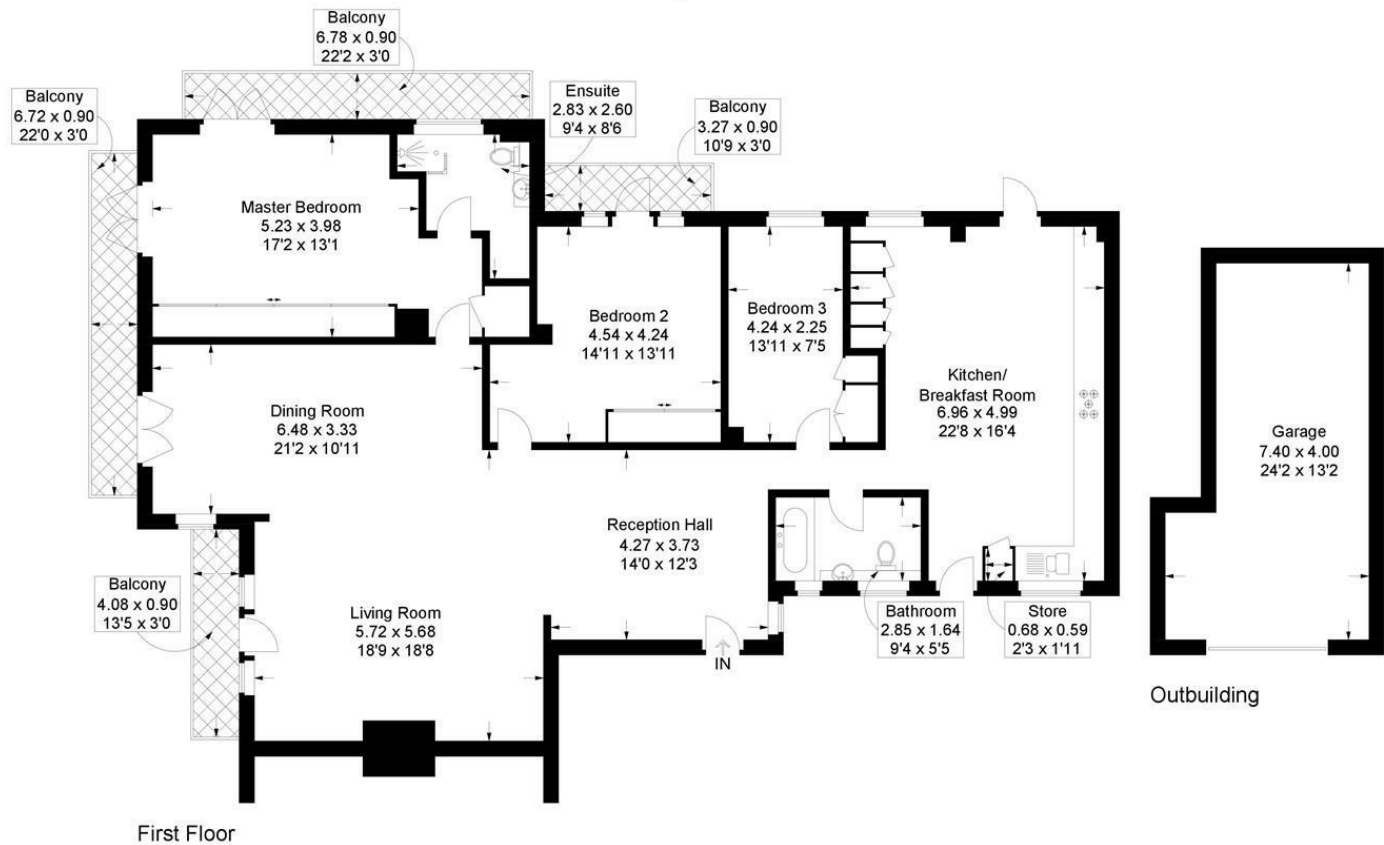
Apartments of this calibre in Bath Hill Court seldom become available. The photos do not do this stunning home justice. Therefore, the only way to fully appreciate everything that there is to offer is by arranging a viewing to experience this exceptional home for yourself.

## FEATURES & SPECIFICATIONS

- Large Private Garage Plus Two Additional Parking Permits and Visitors Parking
- Prestigious Landmark Residence with Portage & Excellent Security
- Stunningly Renovated
- Grand Triple-Aspect Reception Room
- Luxury Kitchen / Breakfast Room
- Master Suite with En-Suite Shower Room
- Two Additional Double Bedrooms
- Five Private Balconies
- Prime Location - Close To The Sea
- No Forward Chain

Bath Hill Court, Bath Road, Bournemouth

Approximate Gross Internal Area = 165.7 sq m / 1784 sq ft  
Outbuilding = 25.1 sq m / 270 sq ft  
Total = 190.8 sq m / 2054 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(02 plus) <b>A</b>		
(81-91) <b>B</b>			(01-01) <b>B</b>		
(69-80) <b>C</b>			(00-00) <b>C</b>		
(55-68) <b>D</b>			(00-00) <b>D</b>		
(39-54) <b>E</b>			(00-00) <b>E</b>		
(21-38) <b>F</b>			(00-00) <b>F</b>		
(1-20) <b>G</b>			(00-00) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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