



1 BERNE COURT

EAST CLIFF

Dorset, BH1 3AJ

£900 PCM

goadsby.com

RECENTLY REFURBISHED ONE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN.

- One Bedroom Ground Floor Flat
- Recently Refurbished
- Private Garden
- Ad-Hoc Parking
- EPC Rating: Band C

Energy Efficiency Rating		
Most energy efficient - lower running costs		
(95-100)	A	
(81-95)	B	
(69-81)	C	69
(55-69)	D	
(43-55)	E	
(31-43)	F	
(15-31)	G	73
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 291904

Deposit Amount: £1038.46

Council Tax: Band B

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Ad-Hoc Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Private Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

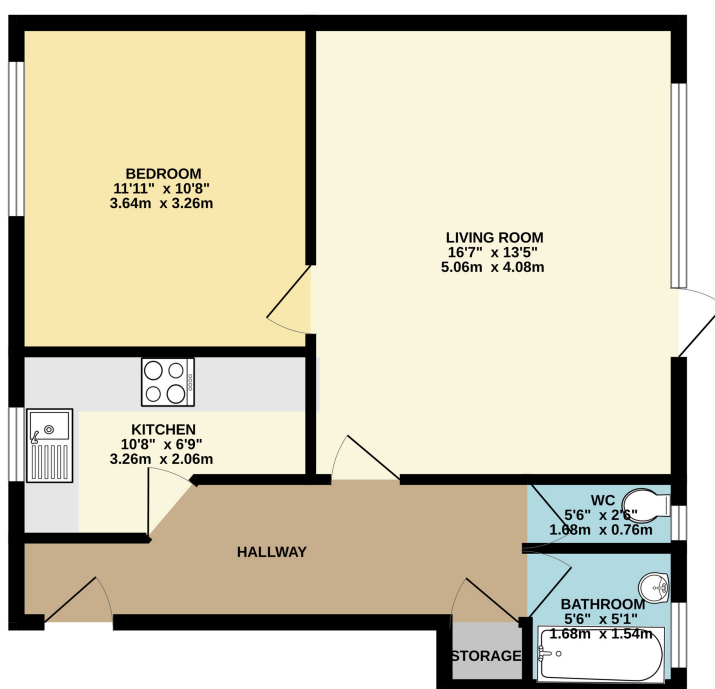
Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



This one bedroom ground floor apartment is located on Grove Road on the East Cliff. The property is positioned close to both the town centre and has direct access to the clifftop and beach beyond. The property has been refurbished throughout to include a new kitchen and bathroom as well as new flooring throughout and re-decoration throughout. There is access from the living room to a private garden for sole use of the apartment. There is also parking on an ad-hoc basis. Offered unfurnished.

GROUND FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
Made with Metropix ©2025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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