

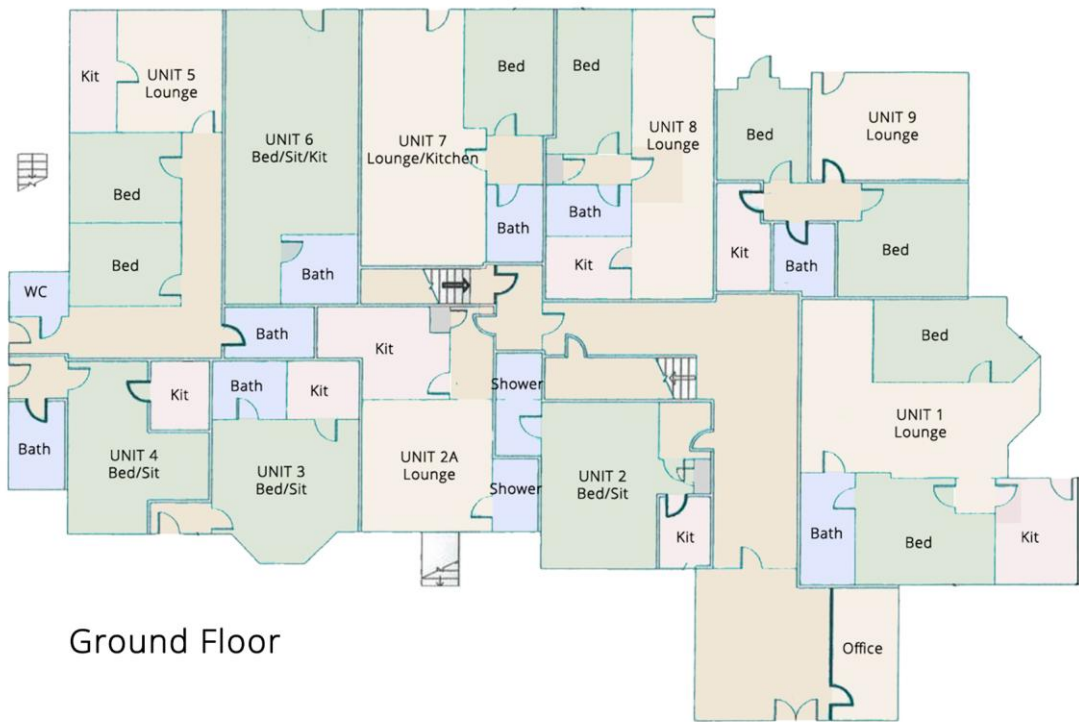


OCEAN COURT, 28 DERBY ROAD, EAST CLIFF, BOURNEMOUTH BH1 3QB

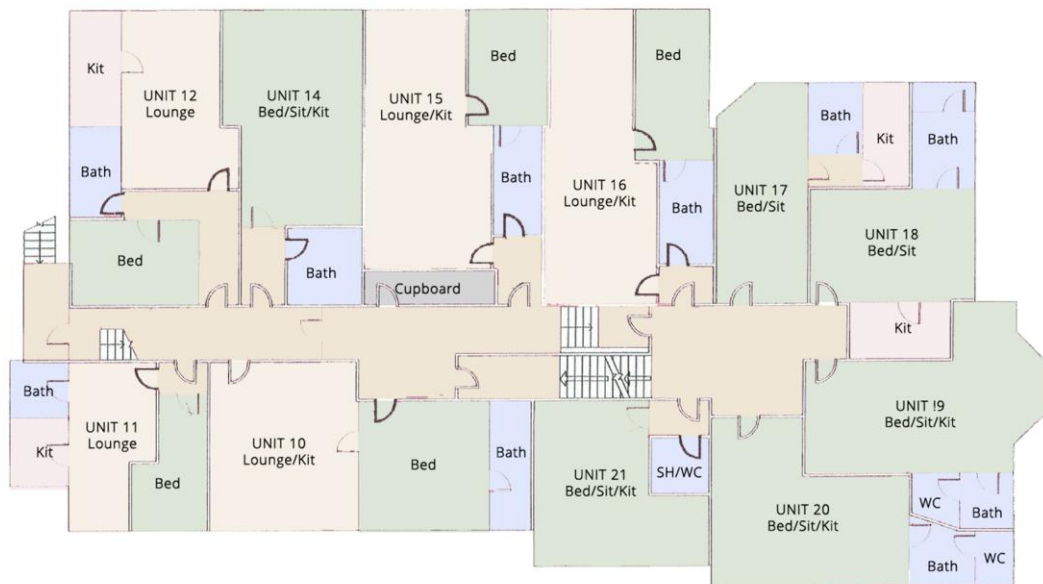
- /// LONG ESTABLISHED LETTING INVESTMENT WITH HIGH OCCUPANCY RATE
- /// RARE UNBROKEN BLOCK OF 32 S/C LETTING APARTMENTS (5 X 2 BED, 10 X 1 BED, 17 STUDIOS), RECEPTION OFFICE & LAUNDRY ROOM
- /// GENUINE RETIREMENT SALE FOLLOWING 25 YEAR OWNERSHIP
- /// PROMINENT 0.63 ACRE CORNER SITE ARRANGED AS CAR PARKING & GARDEN
- /// FRONTING MAIN BUS ROUTE BETWEEN BOURNEMOUTH & CHRISTCHURCH WITHIN 500 YARDS OF CLIFF TOP
- /// FULLY LET ON AST'S AFFORDING THE OPTION TO REINSTATE SUCCESSFUL HOLIDAY/ AIRBNB/SERVICED ACCOMMODATION BUSINESS
- /// EXTENSION OR RE-DEVELOPMENT POTENTIAL S.T.P.P.
- /// STEADY INCOME WITH SIGNIFICANT GROWTH & YIELD POTENTIAL

SALE PRICE: OFFERS IN EXCESS OF £4 MILLION - FREEHOLD

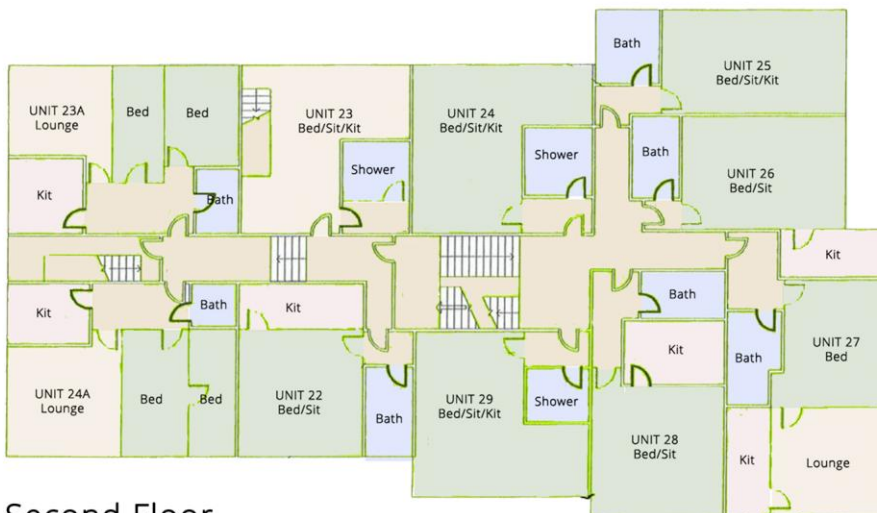
(company sale by way of a transfer of shares enabling a significant SDLT saving)



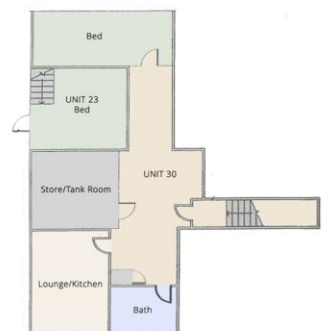
Ground Floor



First Floor



Second Floor



Third Floor