



## Gorsecliff Court, 3-5 Boscombe Spa Road, Bournemouth BH5 1AW

\* NO FORWARD CHAIN \* Occupying a superb location on the doorstep of Boscombe Chine Gardens and the beach lies this generous size fourth purpose built apartment with stairs and lift to all floors.

**EPC: 65 Council Tax Band: C Price Guide: £210,000 Leasehold**







## Key Features

- PURPOSE BUILT FOURTH FLOOR APARTMENT
- STAIRS & LIFT TO ALL FLOORS
- ENTRANCE HALLWAY
- GENEROUS SIZE LOUNGE/DINING ROOM WITH PLEASANT OUTLOOK
- SPACIOUS BALCONY OVERLOOKING BOSCOMBE CHINE GARDENS
- GOOD SIZE KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- GARAGE IN BLOCK & SHORT WALK TO THE BEACH
- SHARE OF FREEHOLD-944 YRS REMAINING ON LEASE-MAINT TBC-GROUND RENT £100 PA-PETS WITH PERMISSION

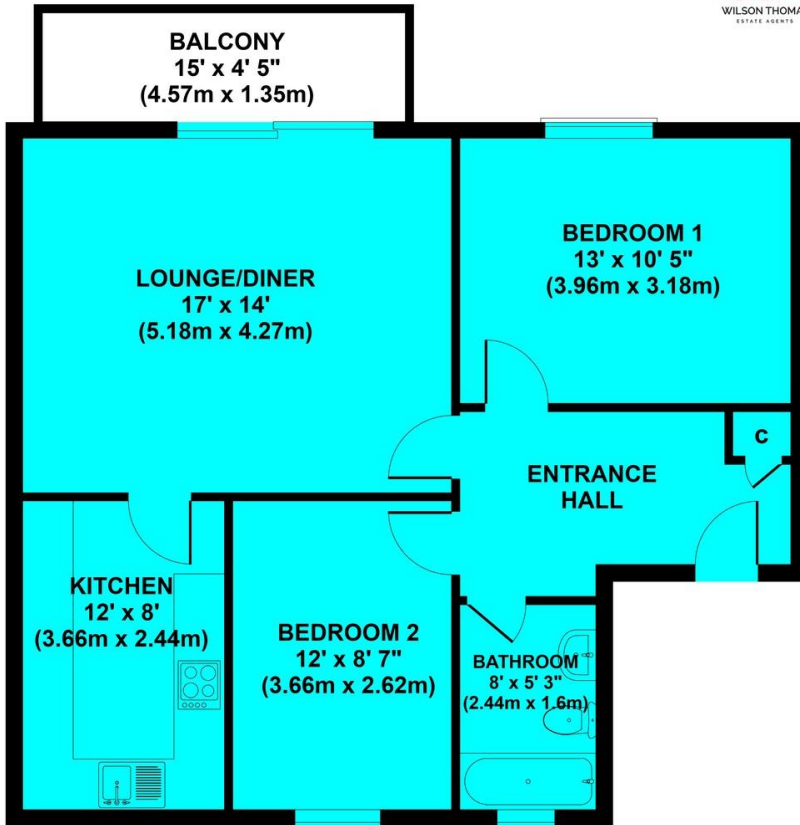
## The Property

Communal doors with security entry phone system lead into the communal hallway and stairs/lift provide access to all floors. Upon entering there is a good size entrance hallway with storage and doors then lead off to the lounge/dining room. This is a particular feature in our view with its generous size and pleasant outlook and a UPVC double glazed sliding door leads out to the balcony. This has ample space for table and chairs and offers a tranquil view over Boscombe Chine Gardens. From the lounge/dining room a door leads through to the roomy kitchen with plentiful units and drawers, integrated electric hob, eye level/wall mounted oven/grill and a window lets in

plenty of natural light. There are two great size double bedrooms both with an extensive range of fitted furniture and they are serviced by a family bathroom.

Outside the development is set within very well-maintained communal grounds with residents' permit parking and there is a garage conveyed with the apartment in a nearby block. There is a gated pathway leading to the communal rear gardens, which provides several seating locations and direct gated access into Boscombe Chine Gardens and then a short pleasant stroll down to the beach.

Approximate Gross Internal Area  
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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