



HIVE

1 HURLINGHAM MEWS
COTTAGES
14 MANOR ROAD
BOURNEMOUTH
BH1 3EY



Agent's introduction

Charming end of terrace character cottage set within a small gated enclave on the East Cliff, just 0.5 miles from sandy beaches and Bournemouth Town Centre. Featuring two bedrooms, modern kitchen, en-suite, private garage and southerly communal gardens. Offered with no onward chain.



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Property highlights

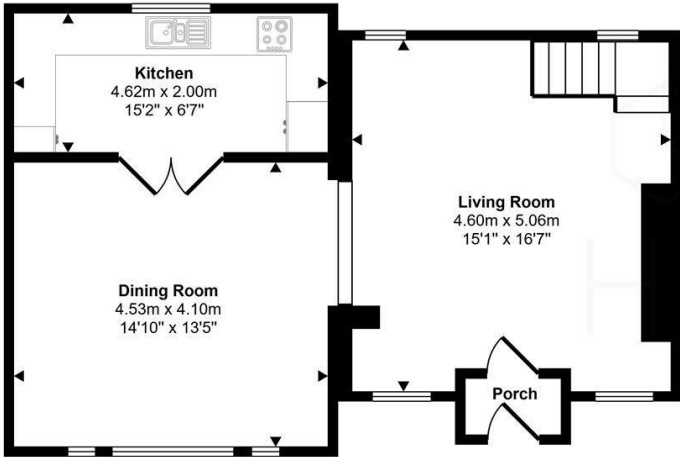
- Charming end-of-terrace character cottage
- Tucked away within a small, private gated enclave on the East Cliff
- Southerly-facing communal gardens
- Prime coastal location, moments from the cliff top
- Within walking distance of Bournemouth Town Centre
- Separate living and dining rooms
- Two generous double bedrooms with fitted wardrobes
- Ensuite shower room plus family bathroom
- Residents' parking and a private garage
- No onward chain – ideal as a main residence, second home or investment opportunity



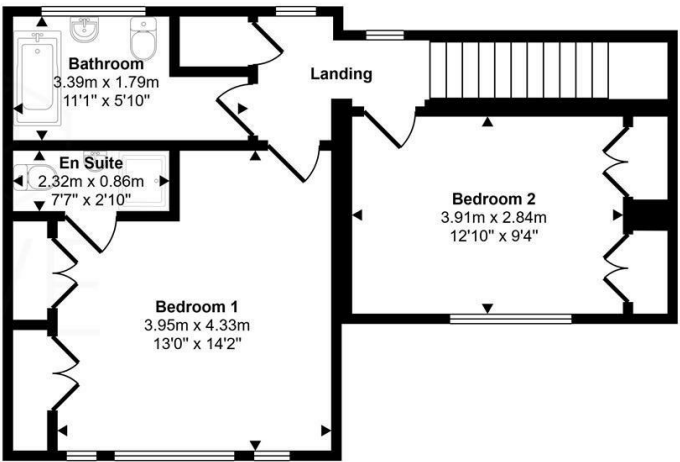
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Floor plan and EPC

Approx Gross Internal Area
103 sq m / 1104 sq ft



Ground Floor
Approx 55 sq m / 589 sq ft



First Floor
Approx 48 sq m / 516 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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