



Connells

Dunholme Manor Manor Road
Bournemouth

Dunholme Manor Manor Road Bournemouth BH1 3EP

for sale
£325,000



Property Description

Connells Southbourne are delighted to present this exceptional first-floor apartment, situated within the prestigious Dunholme Manor development on Bournemouth's iconic East Cliff. Offering a rare combination of luxurious coastal living and remarkable internal proportions, this residence stands out for its versatile and expansive living spaces.

The heart of the home is a magnificent, generous dining room, currently accommodating an eight-seater table with ease—a testament to the apartment's impressive scale and suitability for formal entertaining. This is complemented by a bright, well-appointed 'eat-in' kitchen, perfect for relaxed daily dining. Beyond the primary living areas, the property offers further flexibility with a dedicated reception space currently utilised as a bespoke home office, providing a quiet and functional environment for remote work.

The sleeping quarters are equally impressive, particularly the principal bedroom, which features elegant doors that open directly onto a private balcony, inviting natural light and refreshing coastal breezes into the room.

Perfectly positioned on the clifftop, the property offers sea views and effortless access to Bournemouth's seven miles of golden sandy beaches. Situated less than a mile from the mainline railway station and within easy reach of the town centre's Victorian arcades and extensive amenities, this apartment offers a unique opportunity to secure a substantial and sophisticated home.

Approach

A driveway leads from Manor Road to the rear of the building with an area for visitor parking and onwards to the secure underground parking area.

Communal Entrance

A communal front door with secure audio/visual entry phone leads to a communal entrance hall with porter office to one side. Twin lifts serve all floors including the secure underground car park.

Entrance Hall

Entry phone system. Airing cupboard. Radiator.

Sitting / Dining Room

Double glazed window to the side aspect. Door to balcony. Radiator. TV & Telephone points. Space for dining table and chairs.

Kitchen

Fitted kitchen comprising range of wall and base units with rolltop worksurfaces over, stainless steel sink unit, eye level electric oven, inset gas hob with cookerhood over, Integrated washing machine and dishwasher, integrated fridge/freezer. Tiled splashbacks. Wall mounted gas central heating boiler.

Radiator. Space for a breakfast table and chairs.

Bedroom One

Side aspect double glazed window and door, giving access to the balcony. Built in wardrobes. Radiator. Door to the;

En-Suite

Suite comprising double shower cubicle, wash hand basin and low level WC. Extractor fan. Towel radiator. Fully tiled.

Bedroom Two

Built in wardrobes. Radiator.

Bathroom

Suite comprising bath, wash hand basin and low level WC. Towel radiator. Fully tiled. Extractor fan.

Outside

Dunholme Manor is set within beautifully maintained communal grounds. To the front of the development, landscaped gardens enjoy impressive sea views. The grounds are arranged across two levels and feature areas of lawn, decking and paved patio, all framed by well established shrub borders and mature trees. A pedestrian gate provides direct access onto East Over Cliff Drive, which leads to the beach and promenade below via the popular zig-zag path.

Agents Notes;

Lease: 999 Years from June 2004

Service Charge: £2376 every 6 months paid September & March

Ground Rent: £0 per annum

Council Tax - Band E - BCP Council

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









First Floor

Total floor area 109.5 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: C

Council Tax
Band: E

Service Charge:
4752.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBN306660

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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