

Luxury+Prestige

APARTMENT 44 BATH HILL COURT

BATH ROAD, BOURNEMOUTH, BH1 2HR

BHC

BATH HILL
COURT

PRIVATE PROPERTY

STRICTLY PRIVATE PARKING

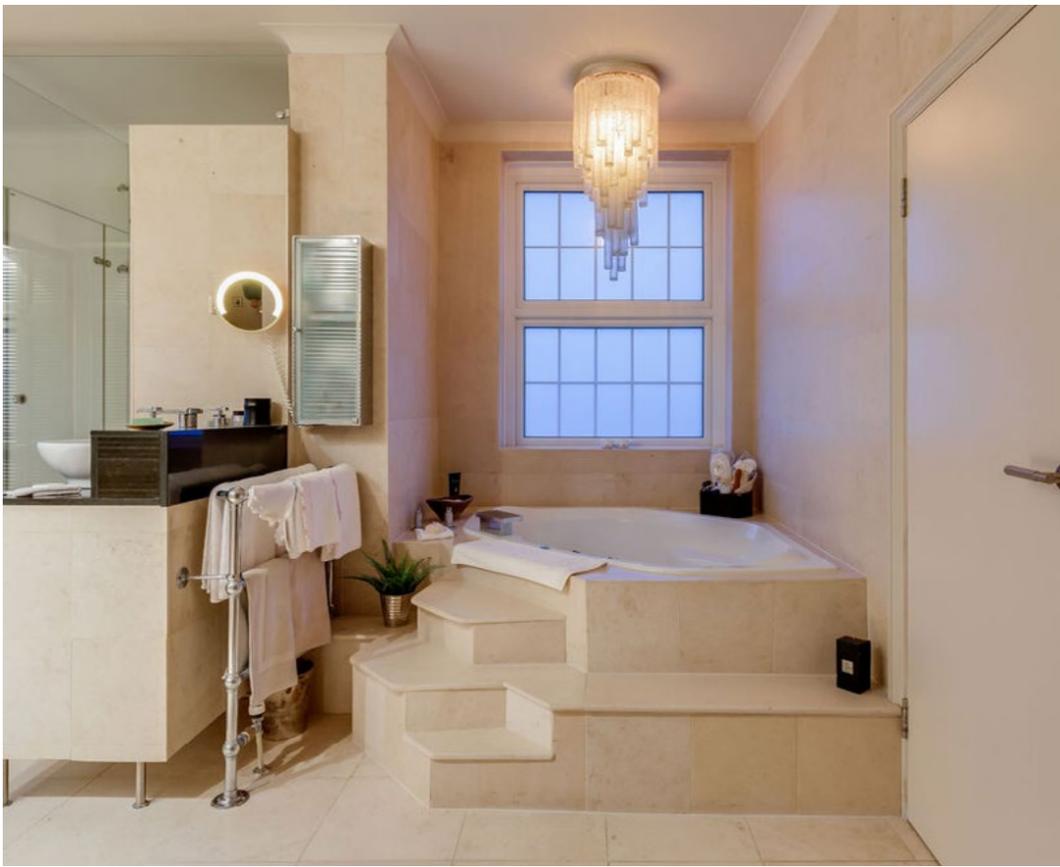














TAKE A STEP INSIDE



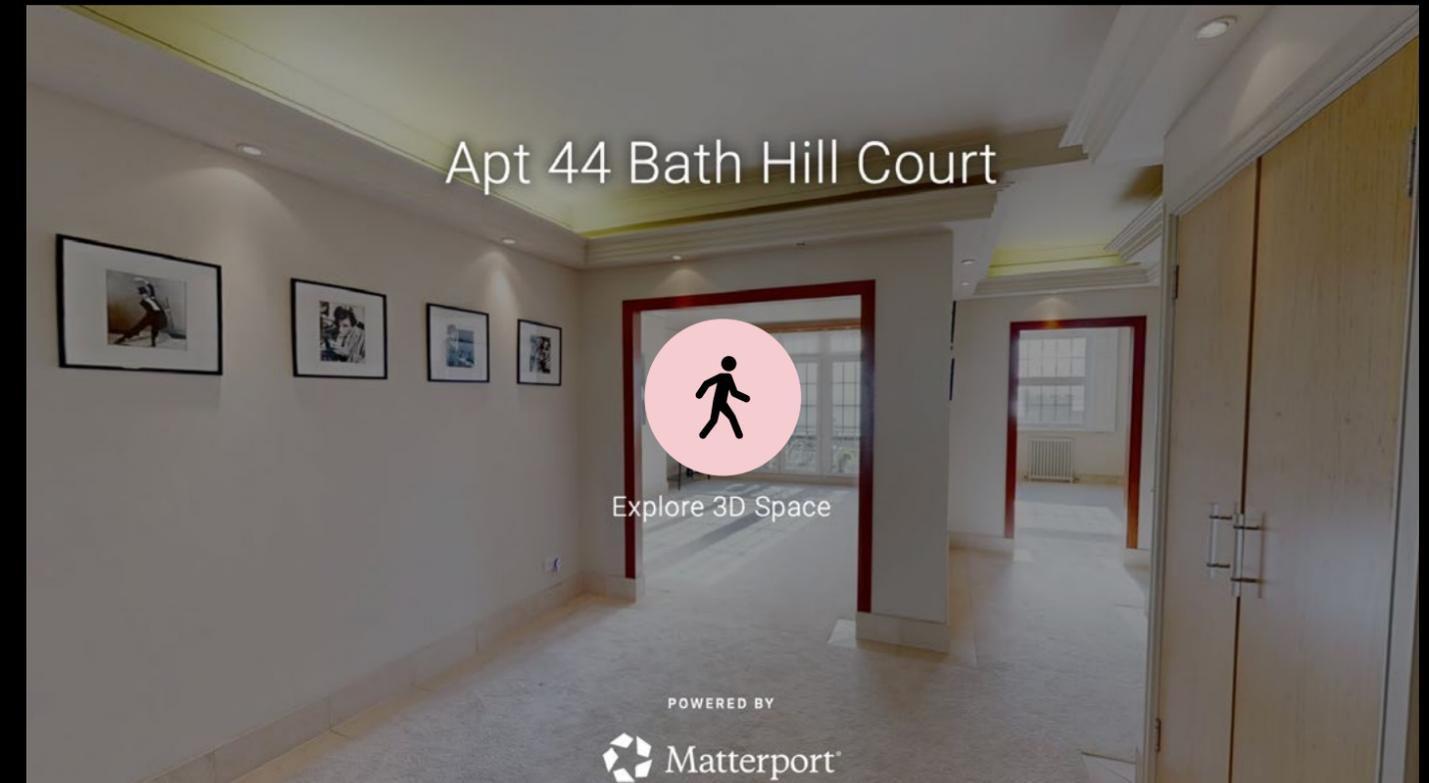
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

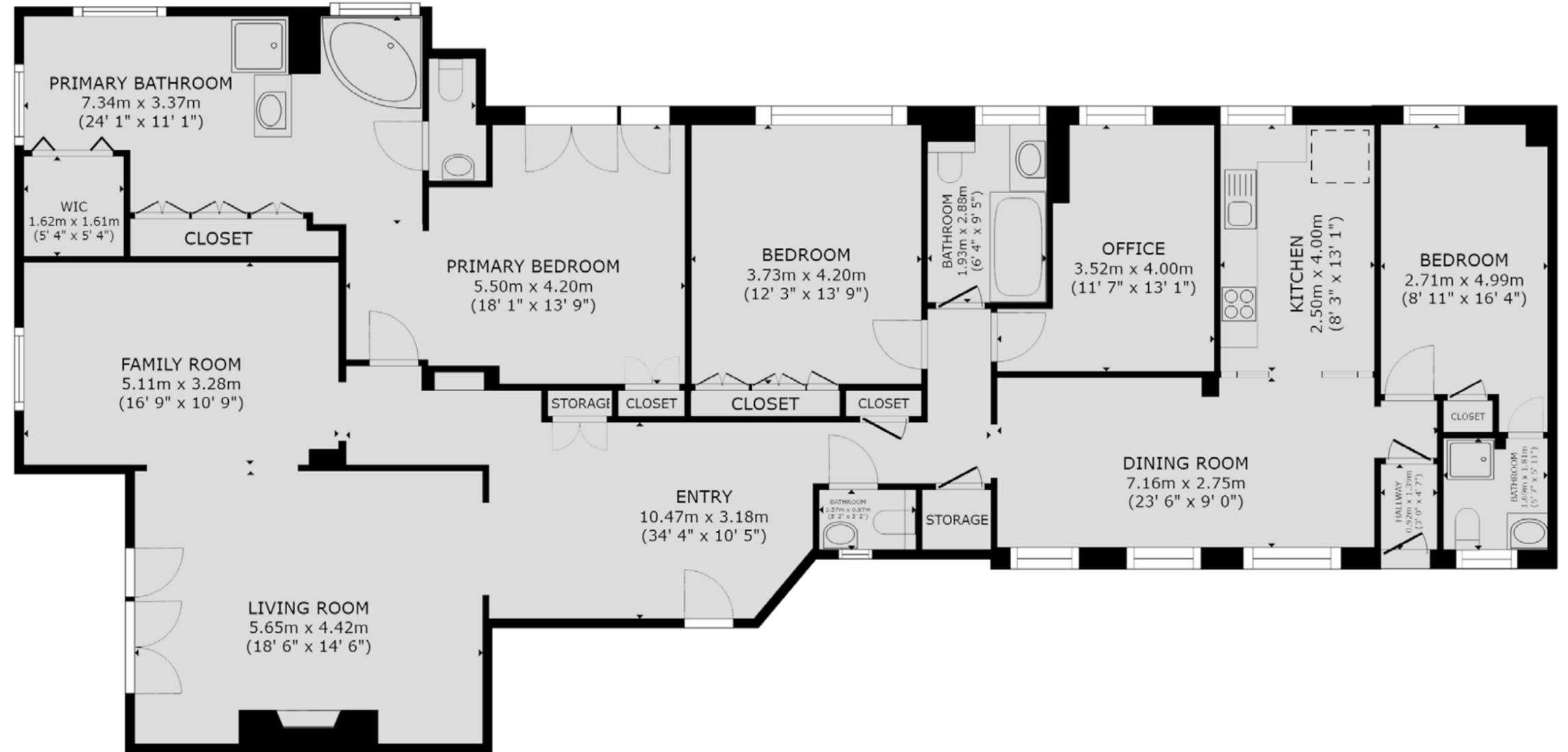
Floorplan

Apartment 44 Bath Hill Court
Bath Road, Bournemouth, BH1 2HR

GROSS INTERNAL AREA

Apartment: 2,186 sq. ft / 203 m²

Sizes and dimensions are approximate, actual may vary.



I

Summary

A rare opportunity to acquire an unusually large South-facing upper floor apartment in this iconic Bournemouth block.

Offering phenomenal sea views over Bournemouth Pier, this outstanding third floor South-facing bright & spacious apartment is located in one of Bournemouth's landmark buildings. Bath Hill Court occupies an elevated position overlooking the Bay and Bournemouth Town Centre with its superb entertainment and leisure facilities all of which are just a short stroll from the building as are the award-winning beaches.

This property is one of only 10 apartments at the south end of the building enjoying outstanding south-facing panoramic sea views. It extends an impressive 2,180 sq ft has been modernised to an exceptional standard throughout by a world-renowned interior designer.

The building itself benefits from Off-Road Parking, Porterage services and excellent levels of Security.

Details

Guide Price:	£995,000
Tenure:	Leasehold & Share Freehold
Lease Length:	999 years from 25/12/1983
Maintenance:	TBC
Ground Rent:	A peppercorn* * Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.
Stamp Duty:	Main Home £43,250** Additional Home £93,000** ** based on guide price
Local Authority:	BCP Council
Council Tax:	Band G 2025/2026 £3,758.23pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + **Iconic development**
- + **In our opinion, one of the finest in the development**
- + **Circa 2,200 sq ft**
- + **Fitted out by renowned interior designer**
- + **Beautiful views**
- + **Convenient for town centre and beaches**
- + **Porter**
- + **Four bedrooms (one currently fitted out as a study)**
- + **Lift**
- + **No forward chain**

Our team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Ryan Horan
Land & New Homes

07512 196688
ryan@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Joanne Bound
Search Agent

01202 007373
jbound@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By phone:	01202 007373
By email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	1145
Published:	February 2026



Important notice

Luxury and Prestige Realty Ltd, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Luxury and Prestige have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Luxury+Prestige

luxuryandprestige.com