

50 Bath Hill Court

Bath Road, Bournemouth, BH1 2HS

HARDWICK
ESTATE AGENTS

An exceptionally spacious, 4 bedroom, 2 bathroom, 2 reception room ground floor apartment situated moments away from the beach and offered with no onward chain.

- Large reception hall
- 4 bedrooms
- 2 generous reception rooms
- Kitchen/breakfast room & utility
- 2 bath/shower rooms
- 2 parking spaces
- Secure storage
- Concierge service
- A landmark dwelling in Bournemouth centre
- No chain

ASKING PRICE:

£400,000 (Share of freehold)

EPC RATING:

Band - D






CRAB




ONE LOVE









Description

Apartment 50 is an exceptional ground floor residence forming part of the prestigious Bath Hill Court, an iconic Bournemouth landmark ideally positioned in the heart of the town centre, just moments from the award-winning sandy beaches and seafront promenade. Dating back to the 1930s, this characterful development retains much of the elegance and architectural charm synonymous with the era, whilst benefitting from the convenience of a concierge service and beautifully maintained communal surroundings.

The apartment offers spacious and versatile accommodation throughout, accessed via a generous reception hall with doors leading to all principal rooms. Double doors open into the impressive living room, a bright and welcoming space featuring a character fireplace together with an attractive range of fitted display shelving and storage. Further double doors provide direct access onto the communal gardens, creating an excellent connection between the indoor and outdoor living spaces. An open archway leads through to the adjoining dining room, offering an ideal setting for entertaining and formal dining.

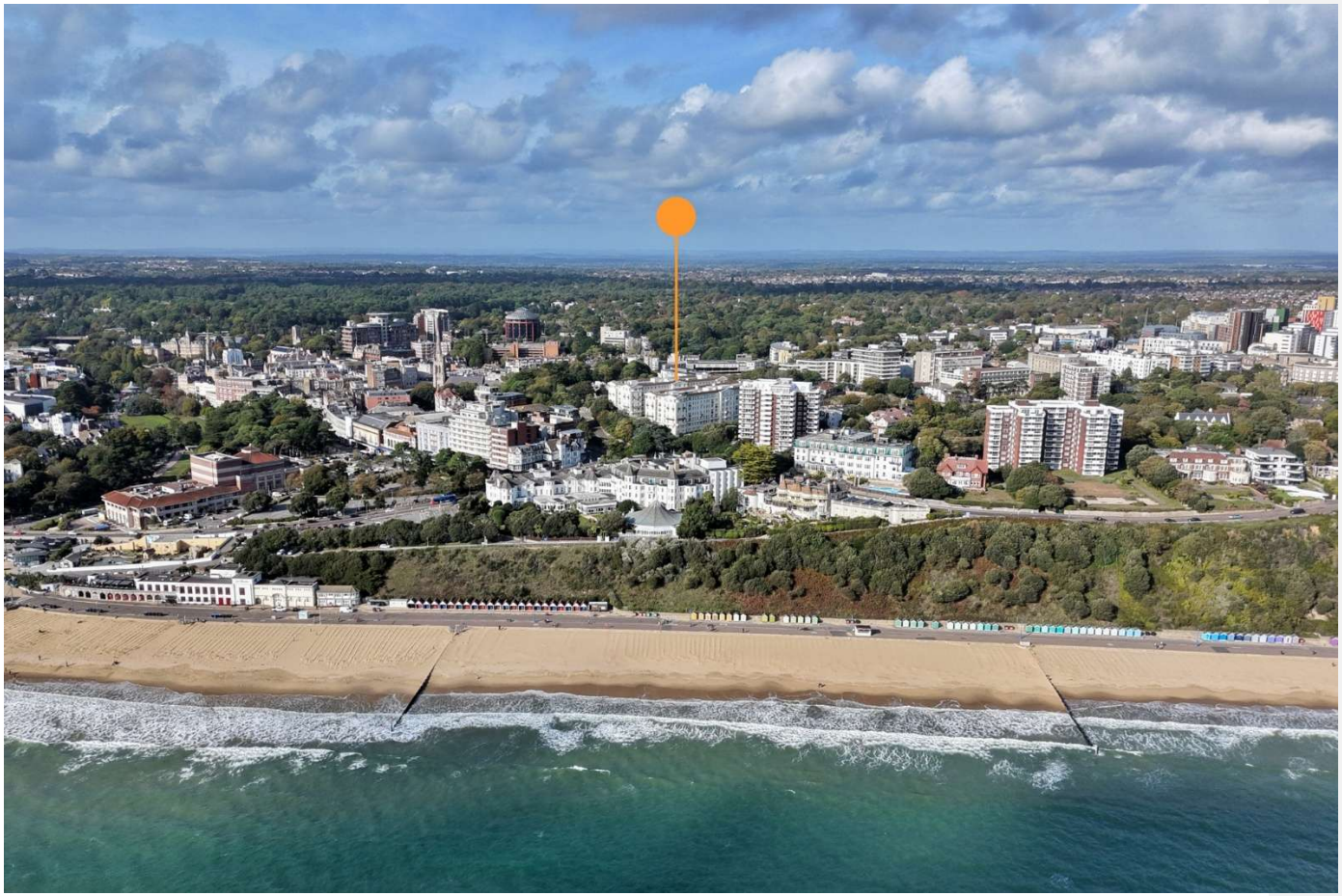
The kitchen breakfast room has been modernised in recent years and is fitted with a comprehensive range of base and eye-level units complemented by integrated appliances including an oven, hob, fridge, freezer and dishwasher. A separate utility room provides additional storage, space and plumbing for a washing machine, together with a built-in cupboard housing the gas-fired boiler.

There are four well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from an extensive range of fitted bedroom furniture, underfloor heating, along with a contemporary en-suite shower room fitted with a modern three-piece suite. The guest bedroom also features fitted wardrobes, whilst bedroom four is currently arranged as a study with fitted office furniture, offering flexibility for those working from home.

The main bathroom is fitted with a white three-piece suite.







Gardens & Grounds

Externally, Bath Hill Court stands within attractive, well-maintained communal gardens, with this particular apartment enjoying direct access onto the rear gardens together with a secluded (communal) paved patio terrace, ideal for outdoor seating and entertaining. The property further benefits from two parking spaces and a secure basement storage area.

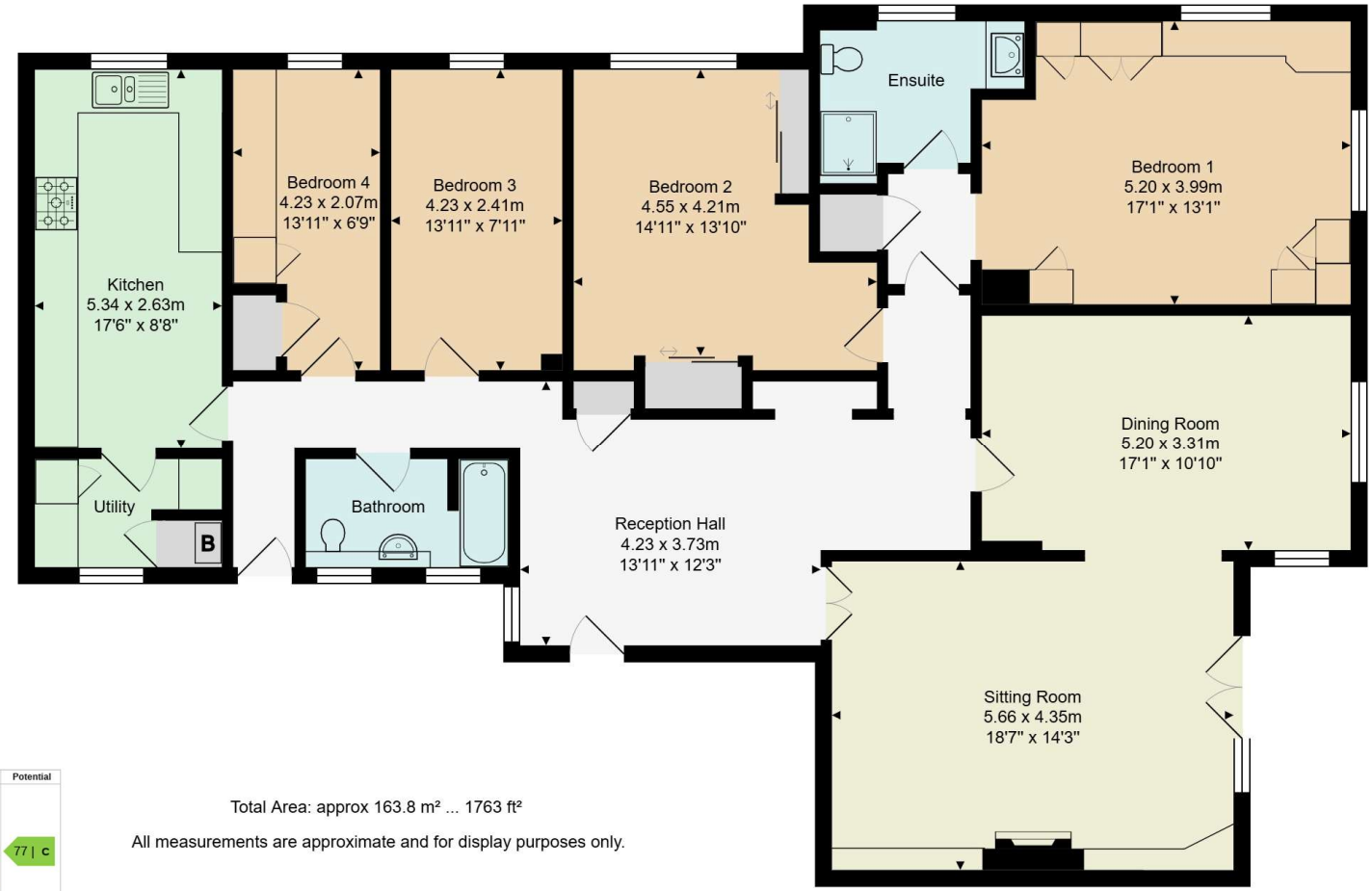
Local Area

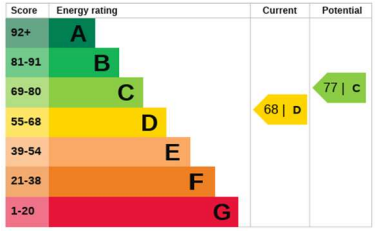
Bath Hill Court occupies an enviable position within central Bournemouth, only a short stroll from the town's renowned beaches, pier and landscaped pleasure gardens. Bournemouth town centre offers an extensive range of shopping, leisure and entertainment facilities including restaurants, cafés, bars and theatres. The nearby BH2 leisure complex provides a variety of restaurants together with a multiplex cinema.

The area is also well served by transport links, with Bournemouth railway station providing direct services to London Waterloo, whilst the Wessex Way offers convenient access to the wider road network. Bournemouth's vibrant coastal lifestyle, excellent amenities and miles of sandy shoreline continue to make it one of the South Coast's most sought-after locations.

Additional Information

- Council tax band: F
- Tenure: Leasehold with share of freehold
- Lease: 999 years from 21/06/1984, 957 years remaining.
- Service charge: £1,812.08 per quarter (Oct – Dec 2026)





Total Area: approx 163.8 m² ... 1763 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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