



HIVE



FLAT 11, GORSECLIFF COURT 3-5
BOSCOMBE SPA ROAD
BOURNEMOUTH
BH5 1AW

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Agent's introduction

Enjoying a sought-after location overlooking Boscombe Chine Gardens, this well-presented fifth-floor apartment occupies the prime south-west corner position of the building, offering attractive side sea views across the gardens toward Poole Bay. As the top-floor flat, it enjoys excellent natural light and enhanced privacy. Modernisation required.



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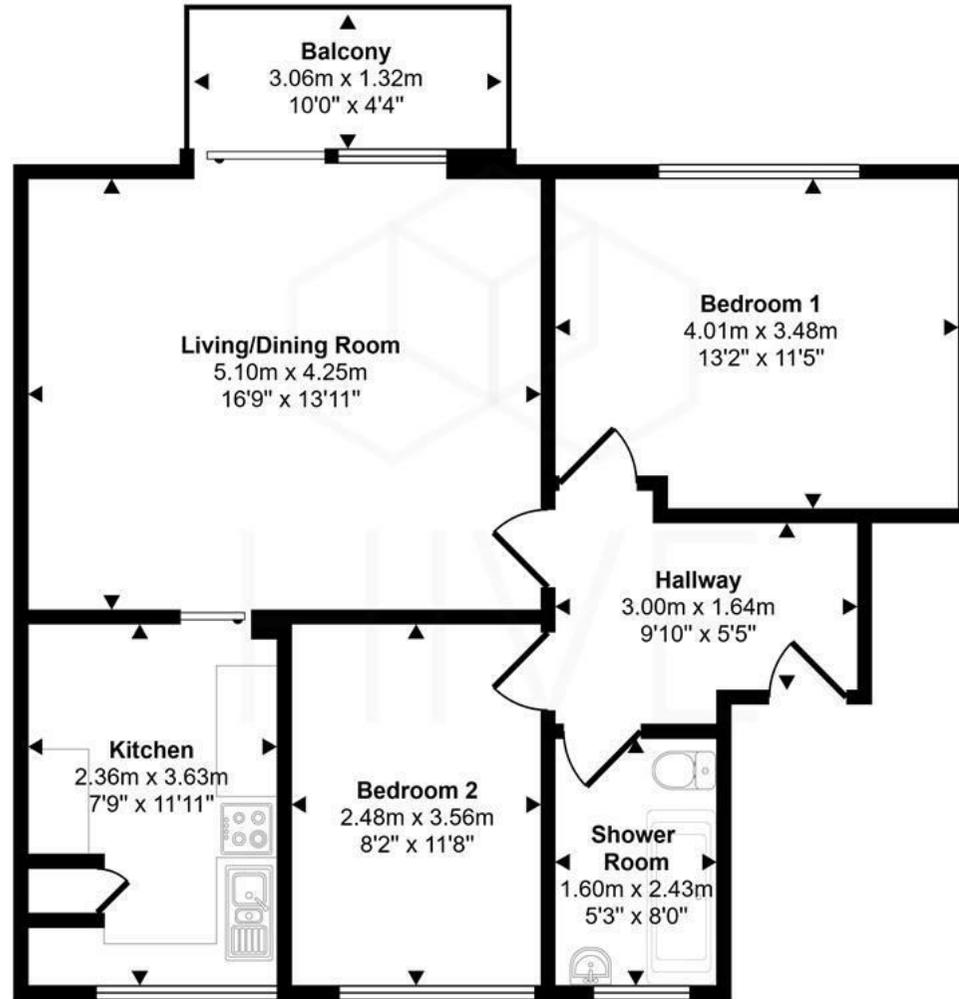
Property highlights

- Top floor apartment with sea glimpse
- Private Balcony
- 0.5 miles from Boscombe Beach
- Spacious lounge/dining area
- 1.1 miles from Bournemouth Train and Coach Station
- Communal large rear garden
- Lift access
- Walk in shower
- Close to local amenities
- Modernisation Required throughout



Floor plan and EPC

Approx Gross Internal Area
66 sq m / 712 sq ft



Floorplan

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
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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