



FLAT 4A EDEN HOLME
BOURNEMOUTH
Dorset, BH1 3AT

£1,550 PCM

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SPACIOUS THREE DOUBLE BEDROOM APARTMENT ON THE EAST CLIFF WITH STUNNING SEA VIEWS

- Three Double Bedroom Apartment
- Stunning Sea Views
- Ad Hoc Parking & Communal Garden
- Spacious Throughout
- EPC Rating: Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	53	79
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference: 959881

Deposit Amount - £1788.46

Council Tax - Band C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Ad-Hoc Permit Parking

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water

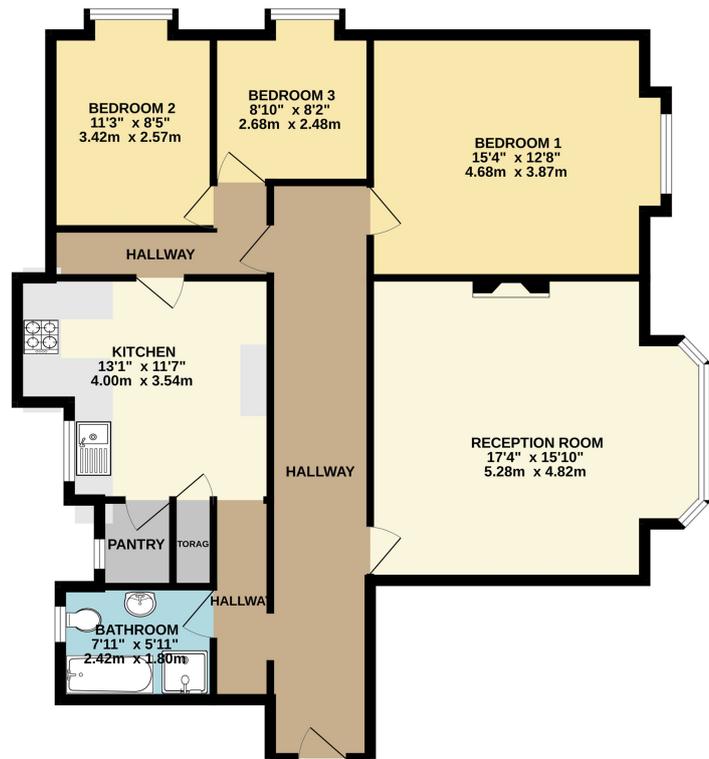
Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

This spacious three double bedroom apartment is located on Grove Road on the East Cliff with stunning sea views and direct access from the grounds on to the clifftop. Accessed through a secure entry system you are welcomed into a vast entrance hallway off of which are three double bedrooms all serviced by a family bathroom with bath and shower cubicle, a large living room with ample space for living/dining furniture, kitchen with additional pantry and storage room. Offered on an unfurnished basis.



This Floor Plan is for guidance only and is NOT TO SCALE
 Made with Metropix ©2025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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