

house & son



- 3 Bedroom East Cliff Apartment
- Beautiful South-West Sea Views Towards Purbeck Hills
- Two Large Sun Balconies
- Luxury Ensuite

Green Park, Manor Road, East Cliff, Bournemouth BH1 3HR

£439,000

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Property Description

HOUSE & SON:

A spacious three bedroom, twin balcony apartment which benefits from fine sea views; forming part of the well renowned East Cliff development of Green Park, with beautifully landscaped gardens. Situated in a highly sought after location and being just a short walk from the beautiful sandy beaches; there are pleasant walks to enjoy along the Overcliff, with bench seating looking out to sea. There are access paths down to Bournemouth Pier Approach and beach, leading into Bournemouth Gardens and the town's shopping centre.

There are attractive communal entrances, with lifts and stairs providing access up to the apartment.

Internally, the accommodation feels spacious, with over 1100 square feet of living space. This popular style of apartment features two large open sun balconies. The south-westerly aspect balcony, accessed from the living room enjoys far reaching sea views towards Bournemouth, across Poole Bay and over to the Purbecks and Old Harry Rocks.

The entrance hall is large, with ample built in storage cupboards. The modern fitted kitchen/dining room enjoys fine south westerly sea views and has built-in appliances; a dividing archway separates the two areas, creating a decent space for a dining table suite. The three bedrooms are all good size; the master bedroom features a second open sun balcony and also a fully modernised luxury ensuite shower room. Usefully there is a separate full family bathroom and a third WC in a separate cloakroom.

Further benefits include: Remainder of a 999 year Lease and a Share of Freehold; secure underground parking with car parking space & ample visitors parking in the surface area car park. Residents also enjoy the services of a Resident Manager.

Offered with no forward chain.





COMMUNAL ENTRANCE

ENTRANCE HALL

28' 2" x 3' 10" (8.59m x 1.17m)

LOUNGE

23' 1" x 13' 2" (7.04m x 4.01m)

BALCONY ONE

DINING ROOM

10' 8" x 10' 1" (3.25m x 3.07m)



KITCHEN

10' 8" x 9' 6" (3.25m x 2.9m)

BEDROOM ONE

12' 4" x 10' 8" (3.76m x 3.25m)

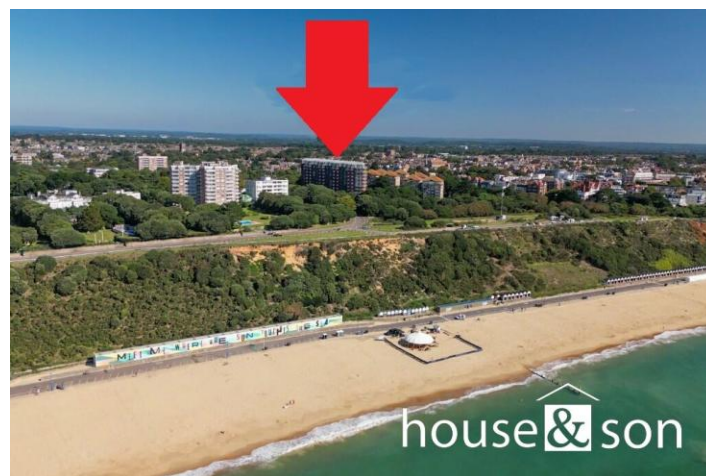
ENSUITE

10' 6" max x 6' 0" (3.2m x 1.83m)

BALCONY TWO

BEDROOM TWO

11' 0" x 9' 9" inc ward (3.35m x 2.97m)



BEDROOM THREE

12' 9" x 6' 10" (3.89m x 2.08m)

FAMILY BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m)

CLOAKROOM / WC

6' 0" x 3' 0" (1.83m x 0.91m)

COMMUNAL GARDENS

Green Park is set within well-maintained communal grounds and has a resident facilities manager. A driveway from Manor Road leads to an area of surface level parking for visitors.

UNDERGROUND ALLOCATED PARKING

A separate driveway leads to the secure underground car park, where a space is allocated to this apartment.

TENURE & CHARGES

Leasehold with a Share of Freehold - Remainder of 999 years from 2003

Service Charges - Approx £1233 Per Quarter
Last Section 20 Notice for improvement works has been paid by the Seller (approx. contribution £24,500) Works scheduled during early 2024.

Ground Rent - Peppercorn

EPC: C

Council Tax Band: G

DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.