HIVE

2 HURLINGHAM MEWS
COTTAGES
14 MANOR ROAD
BOURNEMOUTH
BH1 3EY

## Agent's introduction

Charming mid-terrace character cottage set within a small gated enclave on the East Cliff, just 0.5 miles from sandy beaches and Bournemouth Town Centre. Featuring two bedrooms, modern kitchen, en-suite, private garage and southerly communal gardens. Offered with no onward chain.

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# Property highlights

- Character cottage in a small gated East Cliff development
- Set back from the road with southerly communal gardens
- 0.5 mile to award-winning sandy beaches
- 0.5 mile to Bournemouth Town Centre
- Living room and modern kitchen/breakfast room
- Two bedrooms, including en-suite to main
- Main bathroom, ensuite and cloakroom
- Private garage and residents' parking
- Shared south facing lawn with just four properties
- No onward chain – ideal as a main residence, second home or investment opportunity

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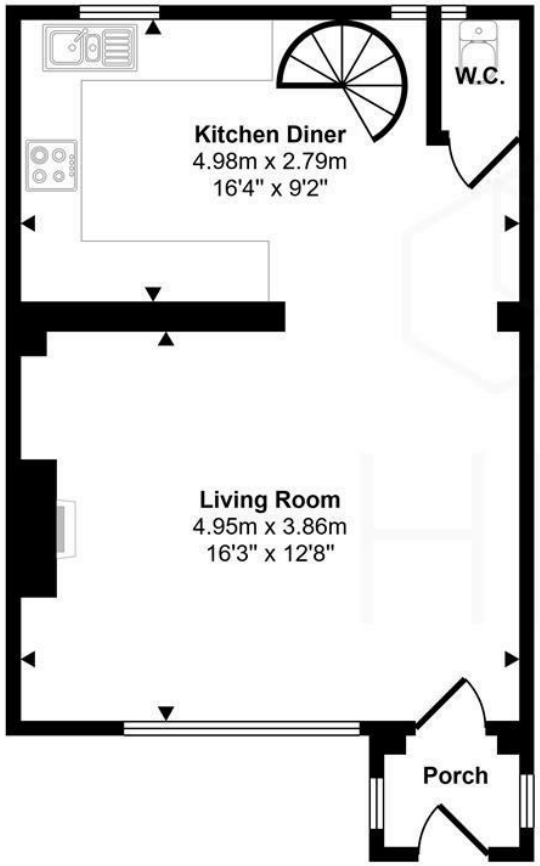
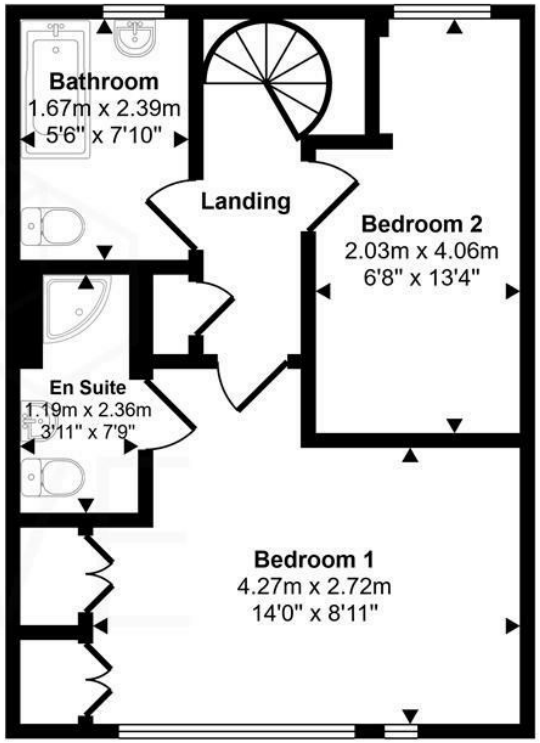
# Floor plan and EPC

**Approx Gross Internal Area**
**71 sq m / 762 sq ft**




## Ground Floor

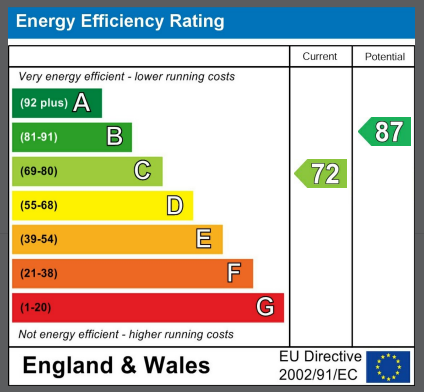
**Approx 36 sq m / 390 sq ft**




## First Floor

**Approx 35 sq m / 372 sq ft**

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.



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