



Offers Over £625,000

Flat 53, Bath Hill Court Bath Road, Bournemouth, BH1 2HS



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Property Description

Refined Coastal Living in an Iconic Landmark Residence

Set within one of Bournemouth's most recognisable and prestigious mansion buildings, this beautifully renovated three-bedroom first-floor apartment offers elegant proportions, modern comfort and exceptional security, just moments from the seafront.

Bath Hill Court is a Neo-Georgian landmark dating from 1935-36, admired for its grandeur, scale and sense of permanence. The building offers a rare combination of architectural presence and professional on-site management, making it particularly appealing to buyers seeking an effortless move from a larger family home without compromising on space or quality.

The Apartment

The apartment has been thoughtfully redesigned and comprehensively refurbished to create a light, flowing layout suited to contemporary living, while retaining the generous proportions expected of a building of this calibre.

A grand triple-aspect reception room forms the heart of the home, filled with natural light and centred around a real-flame gas fireplace. This elegant space opens onto multiple balconies, offering a pleasant outlook across the landscaped gardens and courtyard.

The luxury kitchen and breakfast room is both stylish and practical, and notably larger than typically found in similar apartments. It features expert quality cabinetry, high-end integrated appliances, and direct access to a balcony with glimpses toward the sea – ideal for morning coffee or informal dining.

The principal bedroom benefits from luxury fitted storage, private balconies and a modern en-suite shower room. Two further well-proportioned double bedrooms are served by a contemporary family bathroom, making the layout equally suitable for guests, family or a dedicated study.

In total, the apartment enjoys five private balconies, a rare feature that enhances light, ventilation and outdoor connection throughout the home.

Private Garage, Parking & EV Charging – A Rare Central Advantage

A particularly valuable feature is the large private garage, complete with power and water – an increasingly rare asset in this central coastal location. In addition, residents benefit from two resident parking permits, visitor parking, and on-site electric vehicle charging points.

Together, this provides exceptional flexibility, secure storage and future-proofed convenience for buyers relocating from larger homes or downsizing without compromise.

Security, Management & Peace of Mind

Bath Hill Court is a fully staffed and professionally managed residence with daily portage (8am–6pm), CCTV, controlled access and well-maintained communal areas. The building benefits from established management structures and a sinking fund, ensuring that maintenance and long-term upkeep are handled proactively and transparently.

The annual service charge (approximately £5,520) includes building insurance, constant hot and cold water, portage, security, twice weekly refuse collections, communal maintenance and contributions to the sinking fund, offering reassurance and predictable ongoing costs.

Location

Ideally positioned close to Bournemouth's award-winning beaches, pier and town centre amenities, Bath Hill Court offers a prime coastal lifestyle with excellent access to shops, restaurants, cultural venues and transport links, while retaining a strong sense of privacy and security.

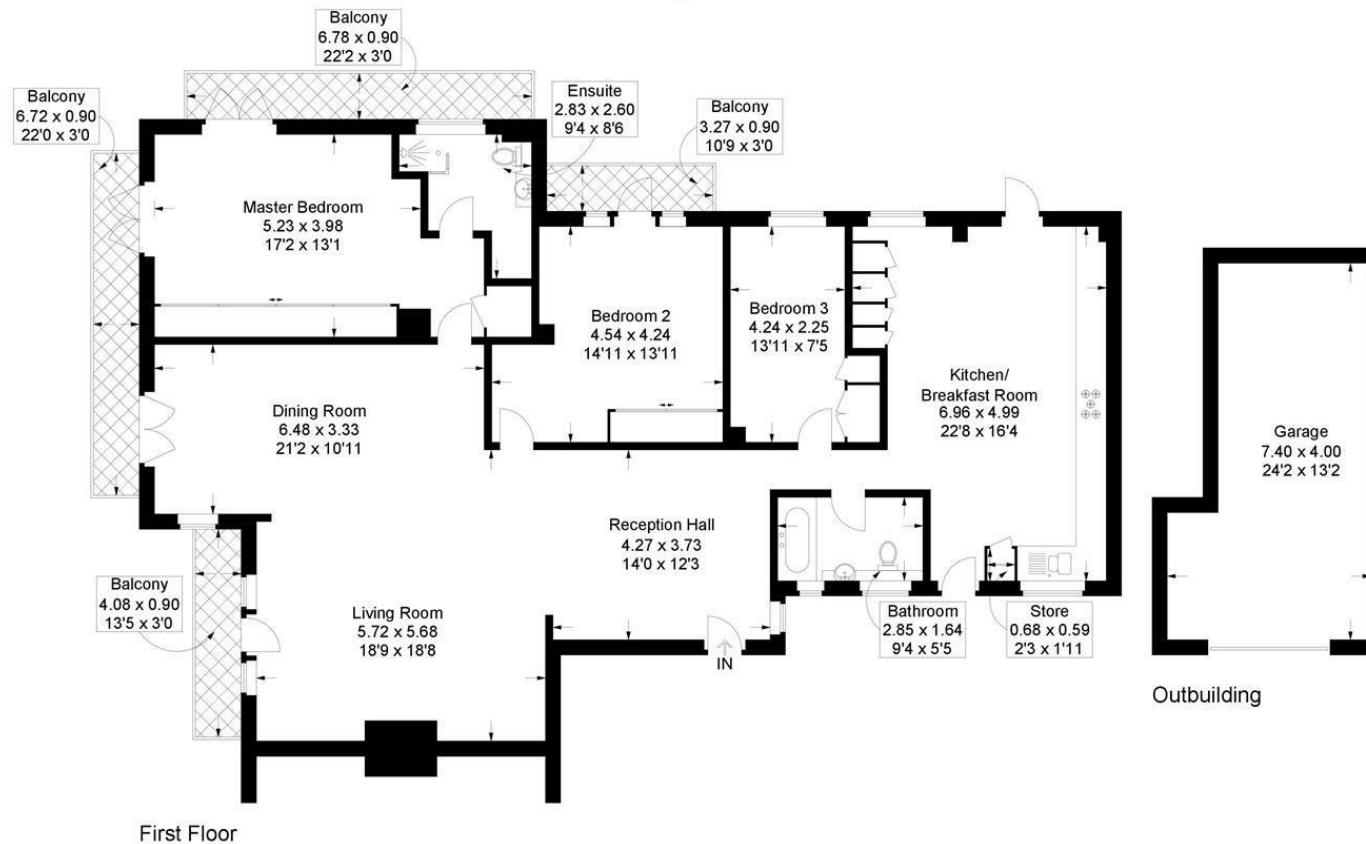
Apartments of this scale and quality in Bath Hill Court are rarely available. This is a home designed for comfortable, long-term living in a prestigious and secure coastal setting. Early viewing is strongly recommended to fully appreciate the space, atmosphere, and unique advantages on offer.

FEATURES & SPECIFICATIONS

- Iconic Neo-Georgian landmark residence (1935–36)
- Beautifully renovated three-bedroom first-floor apartment
- Grand triple-aspect reception room with real-flame gas fireplace
- Luxury kitchen / breakfast room of generous proportions with vast amounts of storage, utility cupboard for washing machine and vented tumble dryer.
- Five private balconies with courtyard and distant sea views
- Principal bedroom with en-suite shower room and centrally served (always-on) heated towel rail
- Two further double bedrooms and a modern family bathroom
- Large private garage with power and water
- Two resident parking permits, visitor parking & EV charging points
- Daily portage, CCTV and professional on-site management

Bath Hill Court, Bath Road, Bournemouth

Approximate Gross Internal Area = 165.7 sq m / 1784 sq ft
 Outbuilding = 25.1 sq m / 270 sq ft
 Total = 190.8 sq m / 2054 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



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