Estate Agents
RICHARD GODSELL
Est.1928
Auctioneers

Admiralty Road, Southbourne, Bournemouth, Dorset, BH6 4BL
Offers In The Region Of £120,000 – Leasehold

One Bedroom First Floor Retirement Flat with Sea Views | Communal Entrance | Residents Lounge | House Managers Office Communal Laundry | Overnight Guest Suite | Stairs and Lift to all Floors | Private Hallway with storage Cupboards Living Room with Sea Views | Double Bedroom | Modern Shower Room | Modern Kitchen | New 150 Year Lease | No Chain

SEA VIEWS IN THE HEART OF HENGISTBURY HEAD – NO ONWARD CHAIN. Positioned on the first floor of this highly sought-after retirement development, this beautifully presented one bedroom apartment enjoys delightful sea views from the lounge and is offered for sale with no onward chain, ensuring a smooth and straightforward purchase.

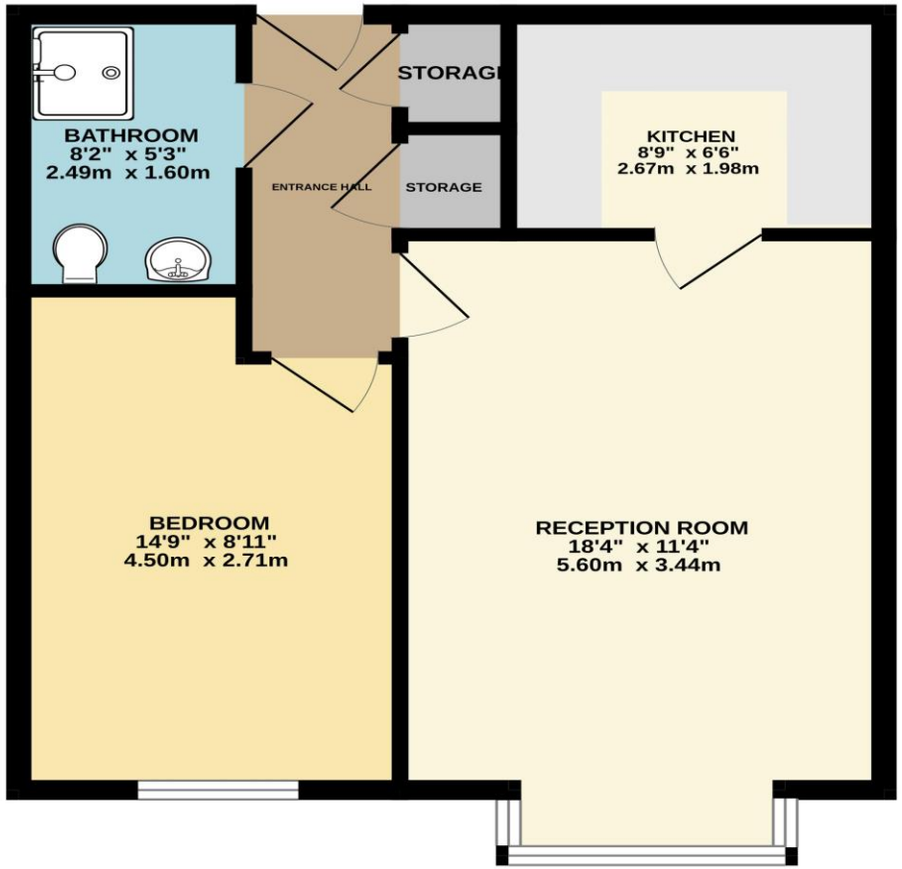
Set in a peaceful location in the very heart of Hengistbury Head, the development benefits from a welcoming community atmosphere and excellent on-site facilities. Residents enjoy the services of a House Manager, a communal lounge with sea views and organised social activities, a communal laundry room and a guest suite available for visiting family and friends (charges apply).

The property is surrounded by well-maintained communal gardens with a patio seating area, while the clifftop and sandy beaches are just 100 yards away, offering wonderful coastal walks right on your doorstep. The apartment itself is well presented throughout and features double glazing and electric heating. The modern kitchen is fitted with a built-in oven and hob and provides space for both a fridge and freezer. The bright and airy reception room boasts a charming bay window framing attractive sea views, creating a perfect space to relax and unwind. The double bedroom benefits from fitted wardrobes, and the contemporary shower room comprises a stylish shower cubicle, WC and wash basin, finished with elegant white tiling.

A superb opportunity to acquire a coastal retirement home in one of the area's most desirable locations.

Tenure: 148 Year Lease
Service Charge: £3,074.88 per annum from 01/06/2026 £3,202,66 per annum
Ground Rent: Nil
EPC Rating: 75 | C
Council Tax Band: B

FIRST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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