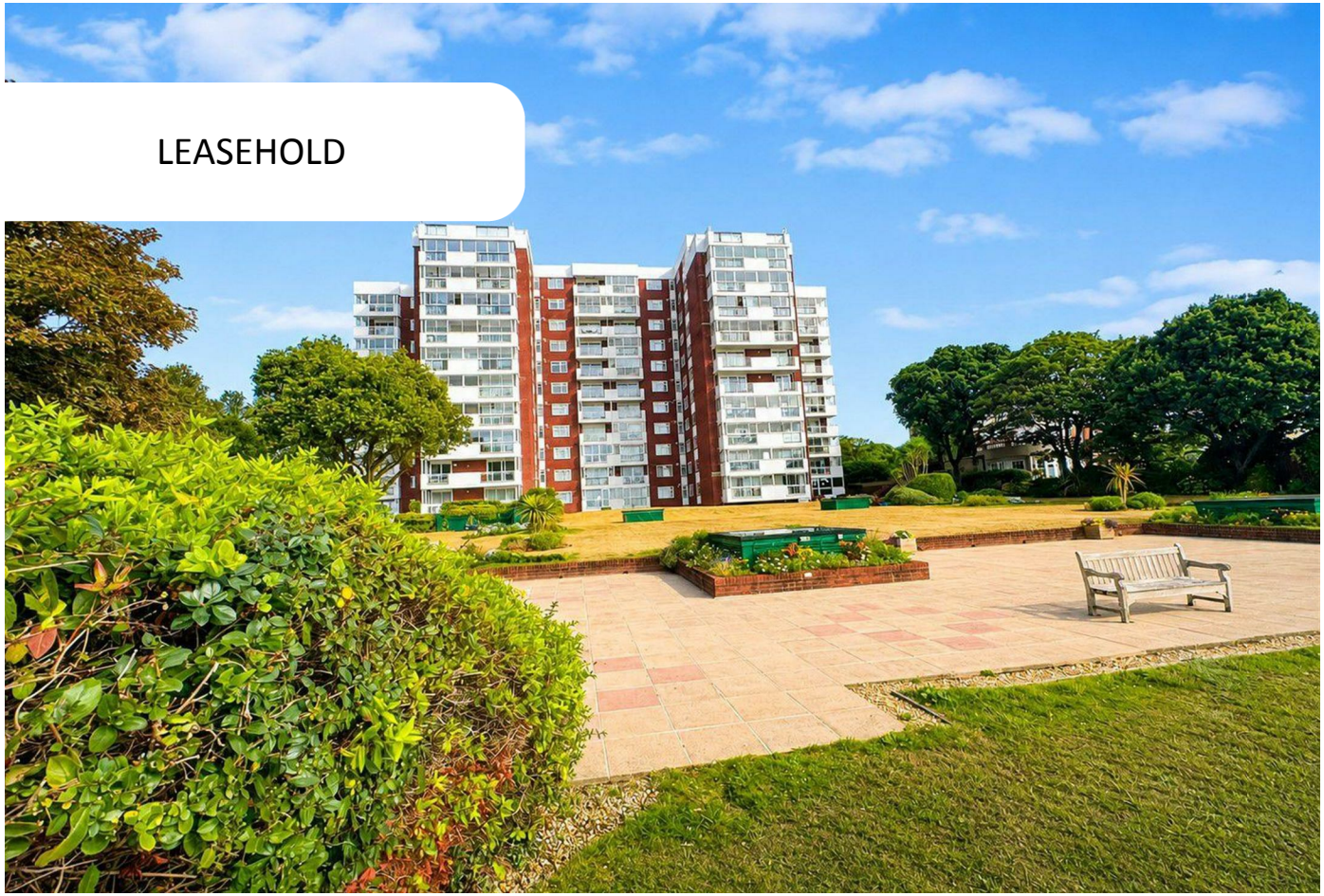
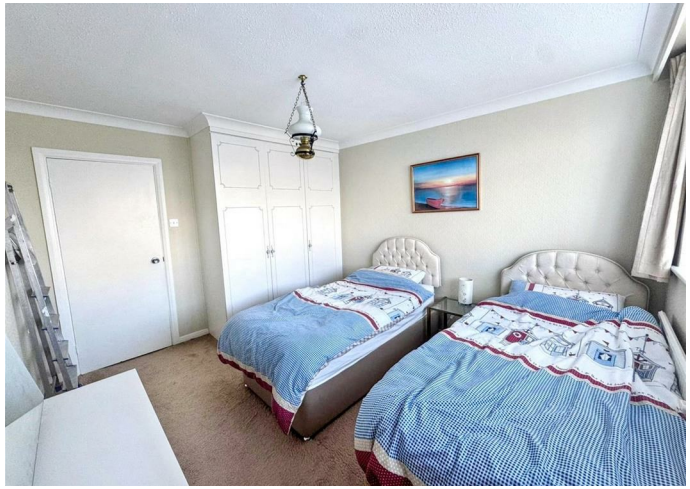






Flat (EPC Rating: C)

FLAT 27 HINTON WOOD 17 GROVE ROAD, BOURNEMOUTH, DORSET, BH1 3DZ

Offers In The Region Of

£335,000

FEATURES

- Impressive Direct Sea & Coastal Views
- Two Generous Reception Rooms
- Potential Rental Income of £2,550 PCM
- Approx. 145 Years Remaining on Lease
- Spacious Two-Bedroom Apartment
- Balcony with Far-Reaching Views
- Allocated Underground Parking Space
- Prime East Cliff Location – Close to Bournemouth Beach & Town Centre

2 2 2 C

Whites Estates
Bill Atherton Estate Agents

2 Bedroom Flat located in Bournemouth

Description

Whites Estates are delighted to offer For Sale this spacious two-bedroom apartment situated within Hinton Wood on Grove Road, occupying an elevated position close to Bournemouth's East Cliff and enjoying impressive views towards the sea and coastline.

Key Features

- Spacious two-bedroom apartment
- Impressive direct sea views
- Generous lounge with sea-facing patio doors
- Separate dining room
- Principal double bedroom with fitted wardrobes and ensuite bathroom
- Second twin/double bedroom with fitted storage
- Bathroom plus separate shower room
- Fitted kitchen with integrated appliances
- Permit parking and allocated underground parking space
- Well-maintained communal grounds
- Elevated position with far-reaching coastal and town views
- Sought-after East Cliff location

The property offers particularly generous accommodation and, while some areas would benefit from cosmetic updating, provides an excellent opportunity for a purchaser looking for a sizeable coastal apartment that can be modernised to their own taste.

A particular highlight is the substantial living room, which enjoys an abundance of natural light and a wonderful outlook through the sea-facing patio doors. The room provides ample space for a full range of lounge furniture and takes full advantage of the property's elevated position.

There is also a separate dining room area with balcony with impressive views, again of generous proportions, with a doors to balcony providing an attractive outlook across the surrounding area.The fitted kitchen offers a range of wall and base units with work surfaces, an electric hob and oven, integrated fridge/freezer, dishwasher and a washing machine. Immersion heater located within a kitchen cupboard. There are two well-proportioned bedrooms. The principal bedroom is a particularly spacious double room with an extensive range of fitted wardrobes and ensuite bathroom, while the second bedroom also offers excellent proportions and fitted storage. The accommodation further benefits from an ensuite with bath and shower attachment, together with a separate shower room, both finished with tiled walls and fitted storage.

Externally, residents enjoy the use of attractive communal grounds, while permit parking is available and an allocated underground parking space. The elevated position of the apartment provides some excellent outlooks, including views towards the sea as well as across Bournemouth and the surrounding area.

Location

Hinton Wood is situated on Grove Road, Bournemouth, in a highly convenient position for the town centre and the coast.

Bournemouth's beaches and seafront are within easy reach, while the town centre offers an extensive range of shops, restaurants, cafes and leisure facilities. The location should appeal particularly to purchasers seeking a permanent residence, coastal home or spacious apartment close to the amenities of central Bournemouth.

Parking: Permit parking and an allocated underground parking space

We understand that heating is believed to be included within the service charge.

ADDITIONAL INFORMATION

. Leasehold Information

. Tenure: Leasehold

. Lease Length: 199 years from 25/03/1973

. Length of lease remaining: 145

. Annual ground rent: £000

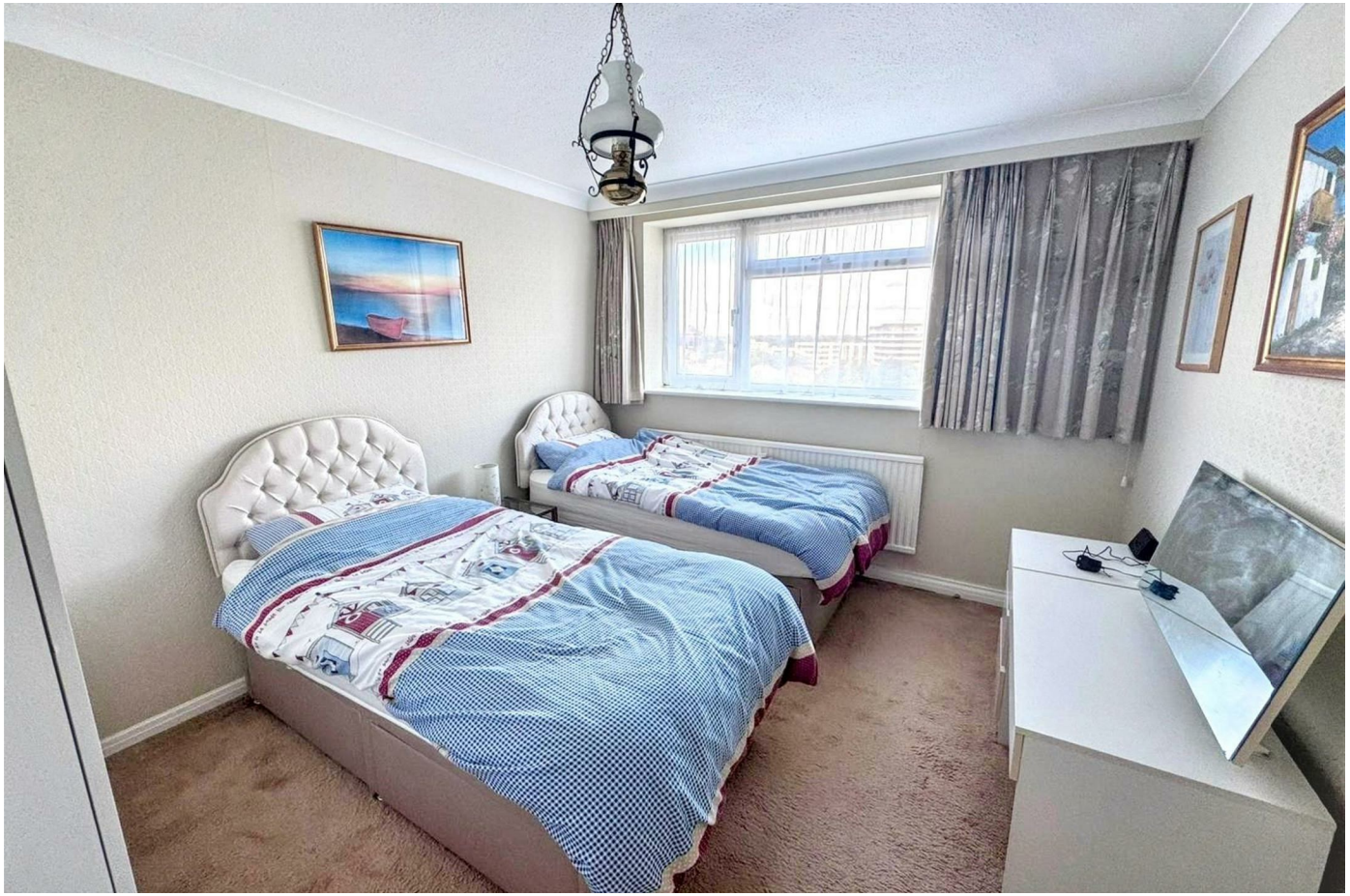
. Annual service charge: £5000

. Council Tax Band: E

. EPC Rating: C

Whites Estates has not conducted tests on any apparatus, equipment, fixtures, fittings, or services. It is the responsibility of the buyers to assess the working condition of all appliances.

Whites Estates has not undertaken the verification of the property's legal title. Buyers must seek verification from their solicitor.

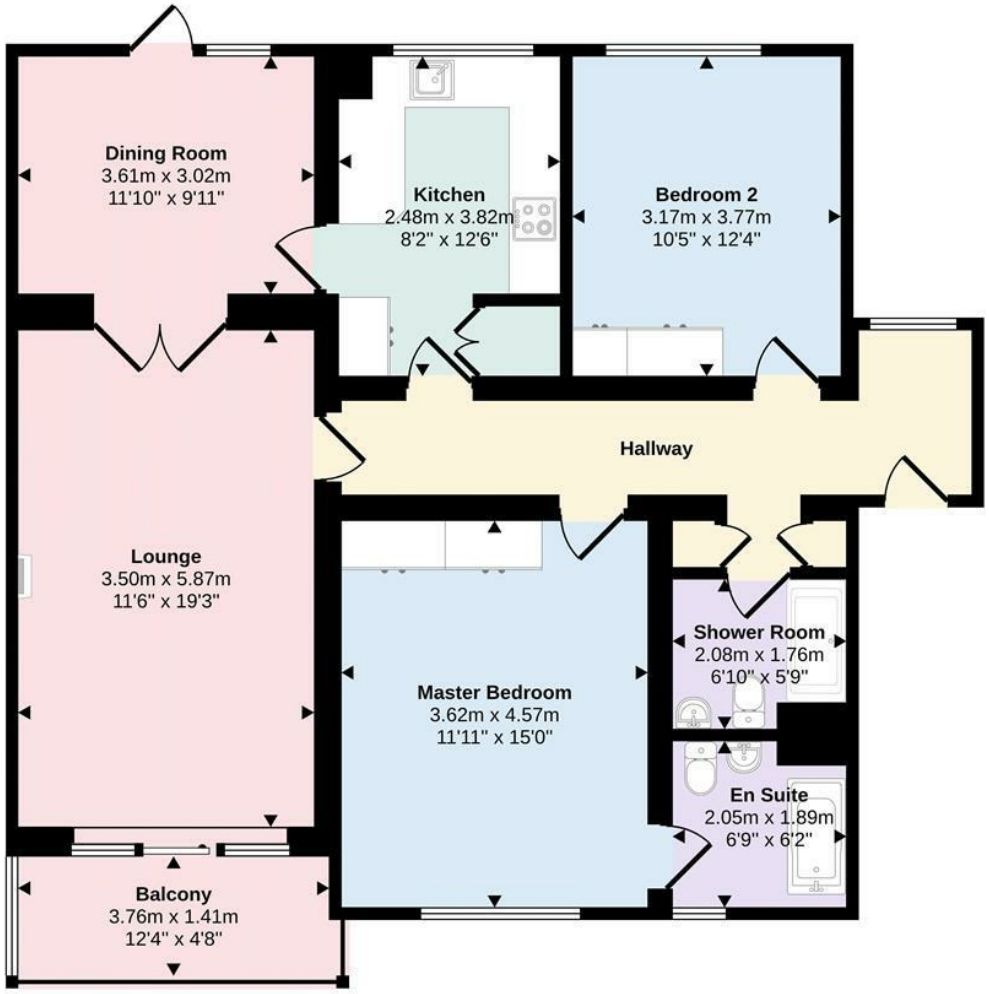








Approx Gross Internal Area
98 sq m / 1056 sq ft



Floorplan

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.

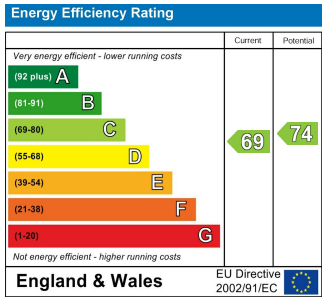
Call us on

01202 521466

info@whitesestates.co.uk
www.whitesestates.co.uk

Council Tax Band

E



Agents Note: Whilst every care has been taken to prepare these 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.

Whites Estates
Bill Atherton Estate Agents