



**Connells**

Bath Hill Court Bath Road  
Bournemouth



## Property Description

Connells are delighted to present this exceptional, mansion-style apartment spanning more than 1,700 sq ft within the iconic Bath Hill Court. Thoughtfully designed for contemporary luxury, the home boasts an uncommon four private balconies – one each off the living room, dining room, principal bedroom and second bedroom – offering tranquil outdoor retreats and sweeping vistas over Bournemouth's town centre and coastline.

Constructed in 1936, Bath Hill Court enjoys a privileged, elevated position that frames spectacular sea and city views. The location is unbeatable: the golden sands of the beach, Pier Approach and seven miles of shoreline are just a short stroll away, while an array of boutique shops, acclaimed restaurants and vibrant leisure facilities lie at your doorstep. Inside, the apartment greets you with a grand reception hallway leading to two impressive reception rooms, a bright kitchen-breakfast suite, and four generously proportioned bedrooms. The accommodation is complemented by a family bathroom, a separate shower room, and an additional cloakroom, all enhanced by abundant storage solutions, fitted wardrobes and spacious cupboards throughout.

Set against the backdrop of Bath Hill Court's celebrated Art-Deco architecture, the residence benefits from full portage services, a robust security system, meticulously maintained communal gardens, and dedicated resident/visitor parking. Ownership includes a share of the freehold.

## Hallway

Entering the spacious hallway into the property with radiator and side aspect double glazed window, carpeted flooring and pendant lighting. Doors leading to;

## Bedroom 1

Carpeted flooring and a radiator, a full length double glazed window leading to a large side aspect balcony and a set of double UPVC doors leading to a further rear facing balcony. Further offering two built in cupboards.

## Bedroom 2

Carpeted flooring, pendant lighting, side aspect double glazed door leading to side aspect balcony, rear facing double glazed window.

## Bedroom 3

Lino flooring and radiator, single double glazed door with glass side panels leading to rear aspect balcony. Built in cupboards, pendant lighting.

## Bedroom 4

Carpeted flooring, pendant lighting, rear aspect double glazed window, radiator

## Bedroom 5

Lino flooring, pendant lighting, radiator and rear aspect double glazed window

## Kitchen

Front and rear aspect double glazed windows, matching wall and base units, gas hob, sink/drain, lino flooring, radiator.

## Lounge

Carpeted flooring and radiator, a single door with double glazed side panels leading to side aspect balcony. Pendant lighting and fireplace.

## Bathroom 1

Suite comprising of vanity sink, shower, and WC. Laminate flooring, tiled walls and front aspect double glazed window.

## Bathroom 2

Rear aspect double glazed window, bath with shower over. WC and vanity sink, storage space, lino flooring and heated towel rail.

## W C

Wc - With Wc and sink

## Agent Notes

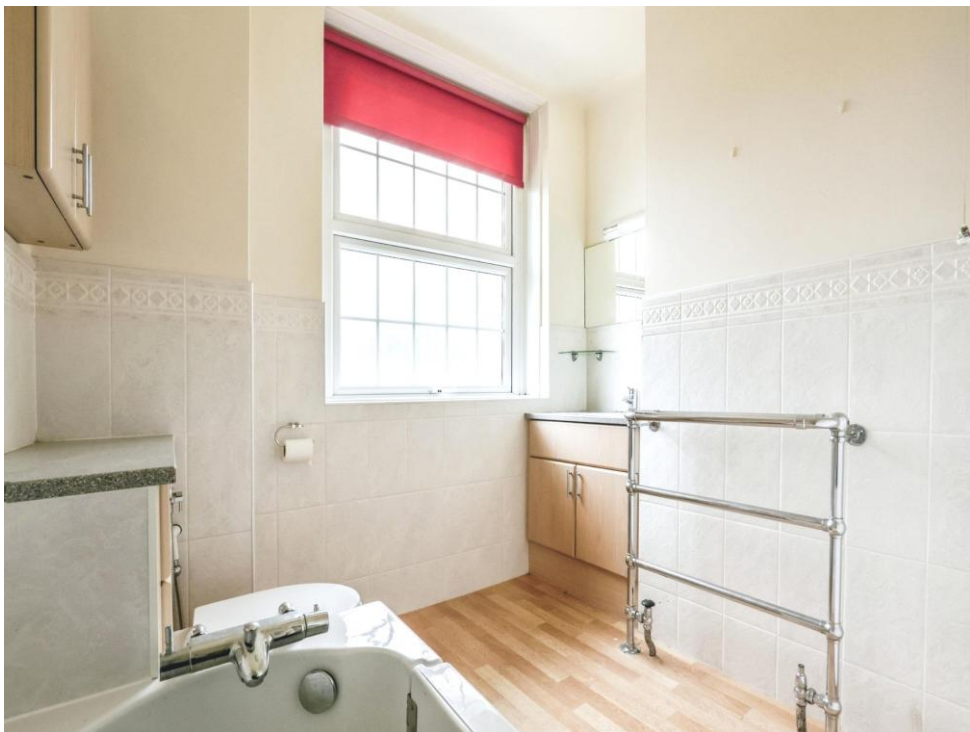
Property Tenure: Share of Freehold

Length of Lease Remaining: 967

Annual ground rent: Peppercorn

Annual service charge: £5520









Total floor area 167.3 m<sup>2</sup> (1,801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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73 Southbourne Grove  
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EPC Rating: D Council Tax Band: F

Service Charge: 5520.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SBN306602](http://connells.co.uk/Property/SBN306602)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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