

Property Location

East Cliff is one of Bournemouth's most prestigious coastal locations, renowned for its elegant surroundings, stunning cliff-top walks and easy access to award-winning sandy beaches. The area offers excellent transport links, nearby shops, restaurants and leisure facilities, while Bournemouth town centre is just a short distance away, making it ideal for both permanent residents and holidaymakers.



Total Area: 65.9 m² ... 709 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Christchurch Road, Bournemouth

Offers In Excess Of £195,000

Martin & Co Bournemouth

192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Key features:

- No Forward Chain
- Two Double Bedroom
- Two Bathrooms
- Ensuite to Master
- Fitted Kitchen
- Large Living Room
- Private Balcony
- Lift Access
- Gas Central Heating
- Communal Garden
- Allocated Parking



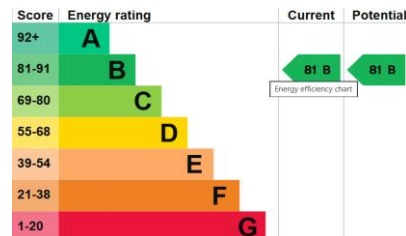
Why you'll like it

Situated in the highly desirable East Cliff area of Bournemouth, this spacious first-floor apartment offers an excellent opportunity for homeowners, investors, or those seeking a coastal retreat. Benefiting from a long lease and no forward chain, the property is ideally positioned within easy reach of Bournemouth's award-winning beaches, town centre amenities, and transport links.

The accommodation comprises two double bedrooms, including a master bedroom with an en-suite shower room, alongside a modern family bathroom. A bright and spacious living room provides direct access to a private balcony, creating the perfect space to relax and enjoy the surroundings. A separate spacious fitted kitchen offers ample storage and workspace.

Further benefits include gas central heating, lift access, allocated off-road parking, and well-maintained communal gardens.

Combining space, convenience, and a sought-after location, this attractive apartment presents an outstanding lifestyle or investment opportunity in one of Bournemouth's most popular coastal districts.



Agent's Notes:

Tenure: Leasehold
Term : 215 years from 2008
Remaining: 197 years
Annual Service Charge: £2,854.86
Annual Ground Rent: Peppercorn
EPC: B

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. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

