



**Hawthorne Court 11b West Cliff Road, BOURNEMOUTH BH2 5FA**

**welcome to**

**Hawthorne Court 11b West Cliff Road, BOURNEMOUTH**

Immaculate ground floor apartment close to Westbourne, Bournemouth and award-winning beaches. Two double bedrooms, modern bathrooms, large open-plan living, private patio, underground parking and underfloor heating. Pets permitted on licence and offered with no chain.





**Ground Floor**

**Entrance Hall**

**Lounge, Kitchen, Diner**

36' 1" x 17' max ( 11.00m x 5.18m max )

**Bedroom One**

21' 7" max x 10' 8" ( 6.58m max x 3.25m )

**Ensuite**

**Bedroom Two**

16' 3" max x 10' 3" ( 4.95m max x 3.12m )

**Bathroom**

**Utility Room**

6' 8" x 6' 5" ( 2.03m x 1.96m )

**Balcony**

13' 7" x 4' 4" ( 4.14m x 1.32m )

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.focalagent.com](http://www.focalagent.com)

welcome to

## Hawthorne Court 11b West Cliff Road, BOURNEMOUTH

- Pets permitted on licence - rare for this area!
- Private, enclosed southerly patio garden
- Modern ground floor apartment near beaches
- Spacious open-plan living with utility room
- Secure underground parking with lift access

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2594.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WTN110863](https://fox-and-sons.co.uk/Property/WTN110863)



Property Ref:  
WTN110863 - 0003

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