

## Property Location

Situated within Bournemouth's sought-after East Cliff area, Manor Road offers an excellent blend of coastal living and town-centre convenience. Just moments from award-winning beaches, Bournemouth railway station and a wealth of amenities, the area remains popular with owner-occupiers, investors and second-home buyers alike. The road is predominantly characterised by apartment developments and period conversions, benefiting from strong rental demand and excellent transport links.

### Crag Head, Manor Road, Bournemouth

Approximate Gross Internal Area = 63.4 sq m / 682 sq ft  
 Outbuilding = 14.2 sq m / 153 sq ft  
 Total = 77.6 sq m / 835 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**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.



## Manor Road, Bournemouth

Asking Price Of £325,000

**Martin & Co Bournemouth**

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Key features:

- Stunning Sea Views
- South-Facing Balcony
- Residents Parking
- Heated Swimming Pool
- Exquisite Living Room
- Well Presented Flat
- Two Double Bedroom
- Luxury Family Bathroom
- Located on Ninth Floor
- Lift Access
- Underground Garage
- Gated Community
- Wi-Fi Controlled Electric Radiators



Why you'll like it

Occupying a prime 9<sup>th</sup> floor position within the prestigious Crag Head development, this exceptional apartment enjoys breathtaking panoramic sea views across Bournemouth Bay, stretching to Hengistbury Head and the Isle of Wight. Beautifully remodelled and renovated throughout, the property offers luxurious coastal living in one of Bournemouth's most sought-after cliff-top locations.

Situated on the tree-lined Manor Road within the desirable East Cliff area, Crag Head enjoys an elevated position just moments from Bournemouth's award-winning beaches and promenade. The seafront provides a stunning coastal walk into Bournemouth town centre, with its extensive selection of shops, cafés, restaurants, bars and leisure facilities. Approached via a private gated entrance with sweeping driveway providing direct access to the Overcliff, the development benefits from residents' permit parking, underground private garages, beautifully landscaped communal grounds and a heated outdoor swimming pool. The apartment is located within the desirable East Wing and is accessed via a well-maintained communal entrance with lift and stair access to the ninth floor.

The property has been thoughtfully redesigned to an exacting standard, creating a stylish and contemporary home with high-quality finishes throughout and wi-fi controlled electric radiators. An inviting entrance hall provides access to all principal rooms. Double doors open into a magnificent open-plan kitchen/living space, expertly configured to create distinct dining and relaxation areas. The bespoke contemporary kitchen offers worktop space, extensive storage, integrated appliances, underfloor heating and feature lighting.

The living area is undoubtedly the centrepiece of the home, with floor-to-ceiling sliding double glazed patio doors framing uninterrupted sea views and providing direct access to a private south-facing balcony. Remote-controlled blackout blinds and dimmable lighting further enhance this superb entertaining space.

The accommodation comprises two double bedrooms, both benefiting from fitted wardrobes and ample space for additional furnishings. These are served by a luxurious fully tiled bathroom featuring a shower-over-bath, vanity storage unit and oversized LED backlit mirror with integrated wireless speakers. Further benefits include an entry phone system with mobile connectivity and full-time on-site caretaker.

Offered with no forward chain and presented in immaculate condition throughout, this outstanding coastal apartment represents a rare opportunity to acquire a truly exceptional home in one of Bournemouth's premier seafront developments.

Agent's Notes:

Share of Freehold  
Remaining: 977 Yrs Underlying Lease  
Service /Maintenance Charge: £3,000 p.a.  
Reserve Fund: £2,142 p.a.  
Section 20 Served: Brickwork & Maintenance: Paid in Full  
Holiday Lets & Pets: Not Permitted  
We declare that the vendor is an employee/member of staff of Martin & Co Bournemouth.

1. **Money laundering:** Buyers may be required to provide ID.
2. **General:** Details are a guide only; please verify important points before travelling.
3. **Measurements:** Approximate only—check before ordering furniture.
4. **Services:** Not tested; buyers should obtain their own reports.
5. **Disclaimer:** No warranties given; details do not form part of any contract and should be independently verified.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

