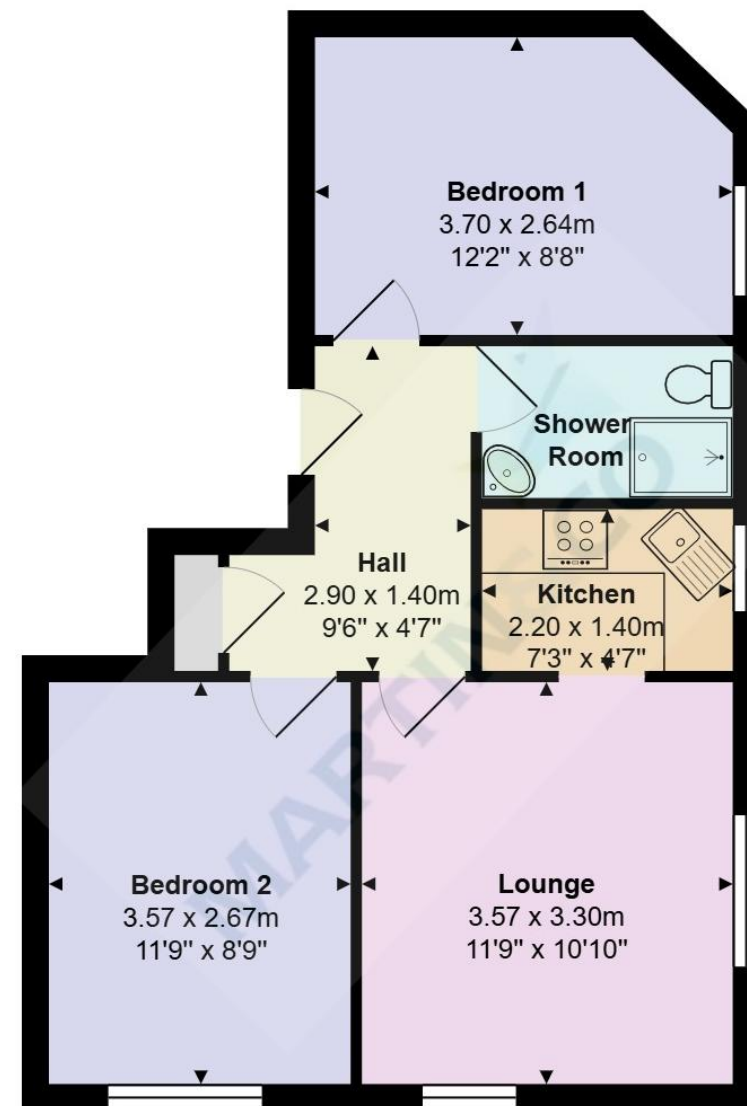


## Property Location Terrace Road, Bournemouth

Westcliff (West Cliff), Bournemouth is a popular seaside neighbourhood on the south-west side of Bournemouth town centre, stretching along the clifftop above the main beach. It's known for its stunning sea views, Victorian hotels, and easy access to the beach. The area sits between Bournemouth Pier and Westbourne, and forms part of the wider Westbourne & West Cliff ward.



Total Area: 43.8 m<sup>2</sup> ... 471 ft<sup>2</sup>

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.



## Terrace Road, Bournemouth

Offers In Excess Of £140,000

**Martin & Co Bournemouth**

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

**01202559922**

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





MARTIN&CO

## Key features:

- Close to Beach
- Two Bed Apartment
- Prime Location
- First Floor
- Well-Proportioned
- Communal Garden
- Close to Town Centre
- Ideal First-Time Buy
- Excellent Buy-To-Let
- Popular Development
- Long Lease

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Situated in a highly desirable and convenient location on Terrace Road, this two-bedroom apartment at Edmondsham House presents an excellent opportunity for those looking to enjoy the vibrant lifestyle Bournemouth has to offer. Ideally positioned close to the town centre and within easy reach of the seafront, the property combines a convenient coastal setting with excellent access to a wide range of local amenities.

The apartment offers well-proportioned two-bedroom accommodation, providing flexibility for a range of buyers. The layout lends itself equally well to comfortable day-to-day living, a first-time purchase or an investment opportunity, with the additional bedroom offering scope for guests, working from home or other lifestyle requirements. Edmondsham House is an established purpose-built residential development, ideally located for making the most of Bournemouth's attractions. The town centre is close by, providing an excellent selection of shops, cafés, restaurants, bars and entertainment venues, while Bournemouth's renowned sandy beach and seafront are also within easy reach. The location is particularly appealing for those seeking a convenient coastal lifestyle, with the Lower Gardens, seafront and town centre all nearby. Excellent local transport connections further enhance the property's practicality, making it well placed for access to surrounding areas and Bournemouth's wider amenities.

For buyers looking to enter the Bournemouth property market, the apartment represents an attractive first-time purchase, while the combination of two bedrooms and a sought-after location may also appeal to investors seeking a well-located rental property. Offering a convenient position, versatile two-bedroom accommodation and easy access to both Bournemouth town centre and the coast, this apartment provides an excellent opportunity to enjoy

everything this popular seaside destination has to offer.

### Agent's Notes:

Tenure: Leasehold

Lease: 104 Years Remaining

Annual Service Charge: £2,527.06

Annual Ground Rent: £175

Council Tax Band: A | EPC: D

Pets & Holiday Lets: Not Permitted

Management: Nettleship Sawyer

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

