



HINTON WOOD, GROVE ROAD, BOURNEMOUTH, DORSET, BH1

£500,000 SHARE OF FREEHOLD

A bright spacious and well-presented two-bedroom apartment which is situated in an enviable position on the East Cliff. The award-winning beach is very close as are local amenities and good transport links. The property requires some modernisation and enjoys a south facing aspect with stunning sea views.

Purpose built development | Stunning Sea views | Two good size bedrooms | Open plan lounge/dining | Spacious kitchen | Two contemporary bathrooms | Two balconies | On site concierge | Underground parking

Westbourne | 01202 767633 |

Winkworth

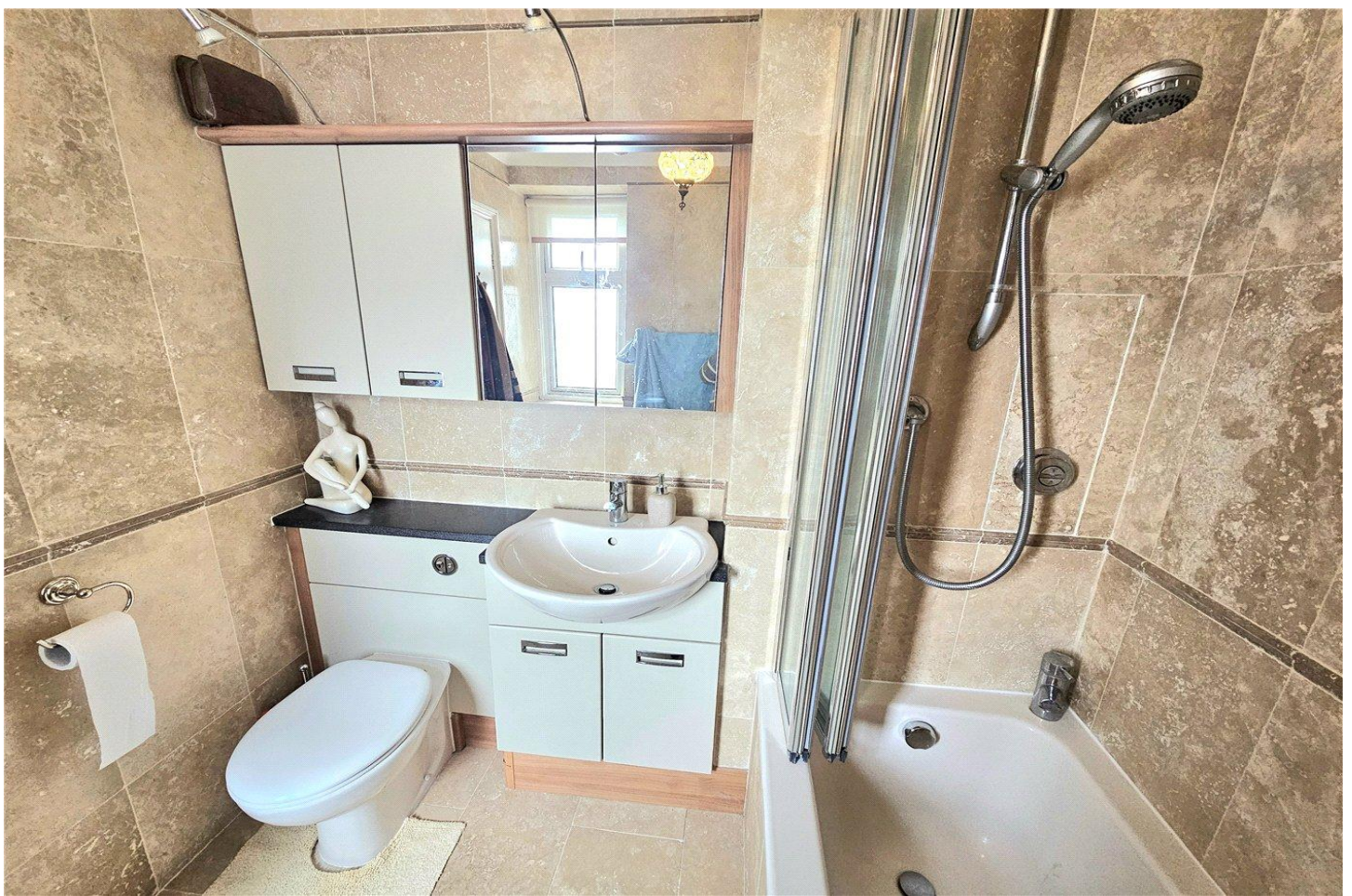


LOCATION

The East Cliff is perfectly located with the award winning safe sandy beaches directly beneath you which enjoy the warmest sea temperatures in the UK and offer stunning views of the Isle of Wight and the Purbecks.

Just a short walk away are the superb shopping and leisure facilities in Bournemouth Town Centre which offer an excellent range of shops, bars and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The apartment is situated on the eighth floor which can be accessed via a lift or stairs through a well-presented communal hallway. A private front door leads to the entrance hall which runs the length of the apartment and houses some storage cupboards.

There is a large dual aspect lounge which benefits from stunning sea views and access onto the balcony. The dining area is open plan to the lounge where there is space for a table and chairs and provides access onto a further private balcony. The kitchen is fitted with a range of base and eye level work units and incorporates a built-in fridge/freezer and dishwasher.

There are two generous double bedrooms both with fitted wardrobes. The master bedroom has a modern en-suite with a bath/shower. The modern family bathroom offers a large walk-in shower.

A secure underground parking space comes with the property. There is an on-site concierge who looks after the running of the building and monitors security. The communal gardens are beautifully presented and enjoy far reaching views from the Purbecks to the Isle of Wight.

A locked gate leads from the communal gardens to the cliff top from where it is a few minutes' walk to the beach and pier.

Though the property requires some modernisation, its potential is evident, offering a canvas for personalisation and enhancement.

EIGHTH FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built development
- Stunning Sea views
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