



Estate Agents



Auctioneers

**Boscombe Cliff Road, Boscombe Spa, Bournemouth, BH5 1LA**  
**£295,000 – Share of Freehold**

**Three Bedroom Ground Floor Cliff Top Apartment in Prestigious Block**  
**Communal Entrance | Entrance Hallway | 19' x 12' Lounge with Private Terrace | Fitted Kitchen**  
**Master Bedroom with En-Suite | Two further Bedrooms | Modern Shower Room | Underground Garaging**  
**No Chain | Share of Freehold**

Situated on the ground floor of this prestigious block enjoying an enviable position, with a superbly sunny patio - we are pleased to offer for sale a three bedroom, two bathroom ground floor apartment. This iconic building is situated on the cliff top adjacent to Boscombe Cliff Gardens and sits in superbly landscaped communal grounds giving access for residents to cliff top walks and the sandy beach below. The popular shopping parade at Southbourne Grove is also nearby with its array of independent shops, coffee shops and restaurants.

The apartment features UPVC double glazing, gas central heating, 10' modern kitchen with space for appliances, 19' x 12' lounge with double aspect and patio doors leading to the patio/terrace - which enjoys a secluded outlook and views to the sea. The 16' master bedroom benefits from patio doors leading to the terrace and a modern en-suite bathroom comprising of Laufen bathroom fittings (an extra deep bath with handheld shower, basin and w.c.) fitted with wall cabinets and underfloor heating; there are then two further good sized bedrooms and a modern family shower room.

Outside, there is secure underground parking and apartment 28 has an allocated space for one car which also incorporates a bespoke wooden storage unit. Well maintained communal grounds surround Ocean Heights.

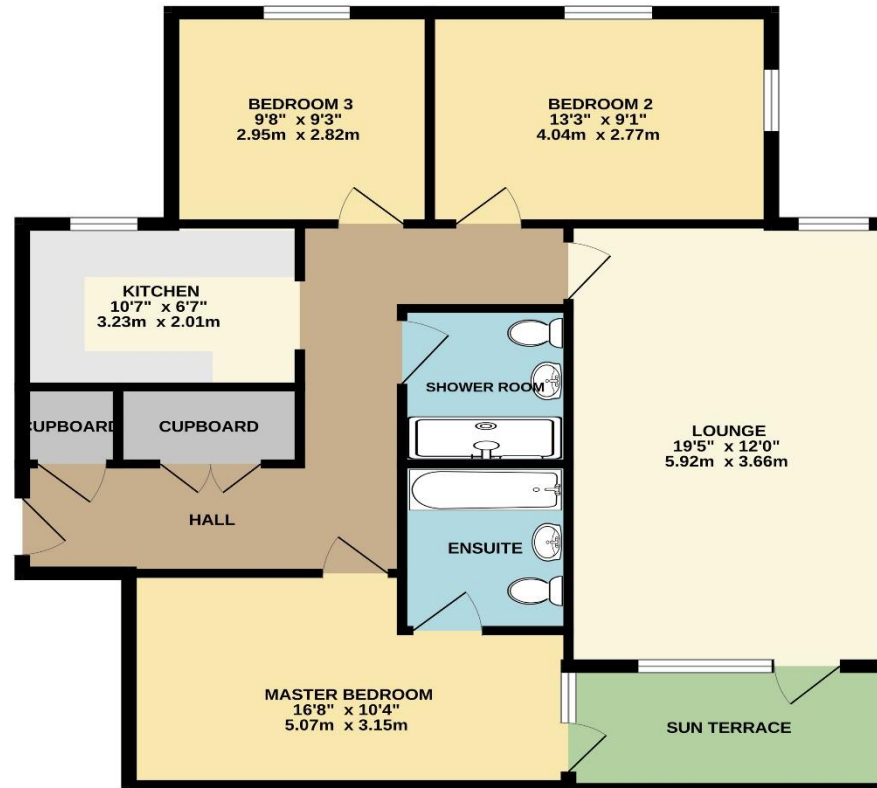
Tenure: Leasehold/Share of Freehold  
Council Tax Band: E

Service Charges. Approx. £3000 per annum  
EPC Rating: 66 | D





GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.

Whilst 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 mis-statement. 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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**Richard Godsell – Estate Agents – Auctioneers**

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

**Southbourne • Christchurch • London**

www.richardgodsell.com

