

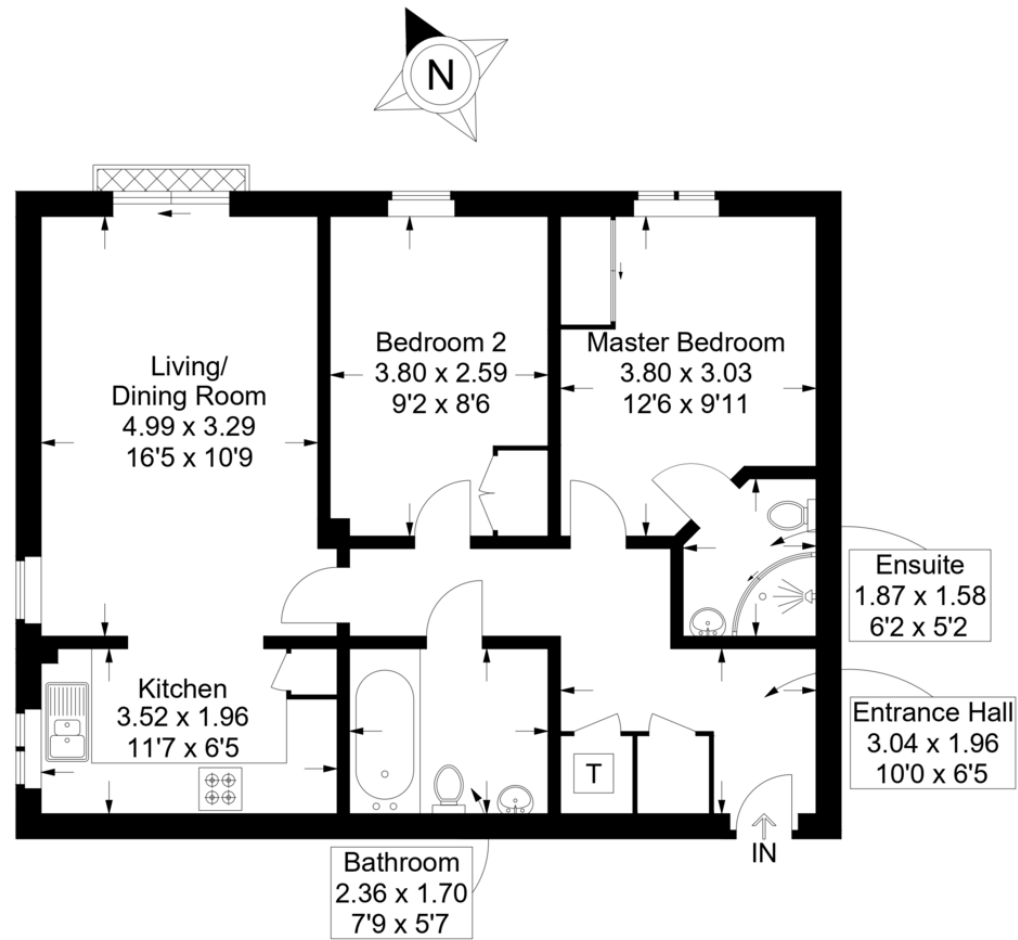


Property Location

From the roundabout at Boscombe Pier head up Sea Road towards the Overstrand car park. As you turn into the car park you will be heading into Honeycombe Chine. The development is situated straight ahead, continuing along Honeycombe Chine will lead you to the secure underground parking for residents of the block.

Honeycombe Beach, Honeycombe Chine, Boscombe

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



Fourth Floor

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.



Honeycombe Chine, Bournemouth

Asking Price Of £350,000

Martin & Co Bournemouth

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- SEAFRONT LOCATION
- 24/7 CONCIERGE
- GATED DEVELOPMENT
- ONE PARKING SPACE
- DOUBLE BEDROOMS
- TWO BATHROOMS
- FITTED WARDROBES
- INTEGRATED KITCHEN
- JULIET BALCONY
- INTERCOM SYSTEM
- LIFT TO ALL FLOORS
- FITNESS CENTRE
- BIKE STORAGE
- COMMUNAL GROUNDS



Why you'll like it

A two double bedroom, first floor apartment situated in an exclusive development positioned on the south coast in Bournemouth with and direct access to the promenade and award-winning beaches.

This high specification apartment, benefitting from no forward chain, is offered in an excellent decorative order, comprising an open plan living/dining room/kitchen with fully integrated appliances, with a Juliet balcony, two double bedrooms, with the master bedroom benefitting from built-in wardrobes and a fully tiled shower ensuite, bedroom two with built-in wardrobes and a separate family bathroom.

The development boasts its own private terrace, from here you can gain easy direct access to the beach below. The sense of exclusivity starts at the gated entrance with palm trees swaying in the breeze against the backdrop of the beach and the sparkling sea. This luxurious lifestyle included the services of a 24 hour concierge service, residents bike/surfboard storage and lifts to all floors.

Furthermore, the development benefits from communal gardens, secure underground parking with one allocated parking space conveyed with the apartment. A well-equipped residents' fitness centre with sea views is yet another reason to love life at Honeycombe Beach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Honeycombe Beach development, situated in highly regarded Boscombe Spa Village, is enviably positioned on the south coast, with direct access to the promenade and Boscombe's sandy beach below from the developments own private terrace. This perfect location to swim, surf, run, soak up the sun, play beach volleyball, cycle or stroll along the prom to Boscombe Pier gives easy access to local beachfront restaurants, cafes, and beautifully maintained, Green Flag award-winning Boscombe Cliff Gardens and Boscombe Overcliff Local Nature Reserve.

Agent's Notes:
 Tenure: Leasehold
 Term: 150 years from July 2006
 Remaining: 132 years
 Service charges: £2,299.64 / 6 month
 Annual ground rent: £598
 Pets: allowed subject to registration
 Holiday lets: not permitted
 All mains connected
 Parking: One allocated parking space

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
 2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

