



- Magnificent Views Over Bournemouth Bay
- Two Bedrooms
- Two Bathrooms
- South Facing Balcony

**Manor Road, East Cliff, Bournemouth, Dorset BH1 3HS**

**£450,000**

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## Property Description

House & Son are delighted to offer for sale this wonderful sea view East Cliff apartment, in the highly sought after development of Solent Pines. This upper floor apartment has breath-taking sea views, which stretch across towards the West of Bournemouth Bay, taking in Bournemouth Pier and beach coastline all the way to Sandbanks & Poole Harbour Entrance; continuing South out to sea, encompassing the stunning Purbeck coastline of Studland & Old Harry Rocks.

Solent Pines is renowned for its beautiful landscaped gardens with large pond; offering residents a place of peace and tranquillity, to sit and enjoy the outstanding level views over the sea stretching out across Bournemouth Bay.

Situated in the most popular, East Cliff of Bournemouth, with direct access from the gardens to East Overcliff Drive and the sandy beaches below. Bournemouth Town Centre with its excellent dining and entertainment facilities, including the Bournemouth International Centre, Pier, Gardens and BH2 complex are all within easy reach, as is Bournemouth Railway Station and National Express Interchange.

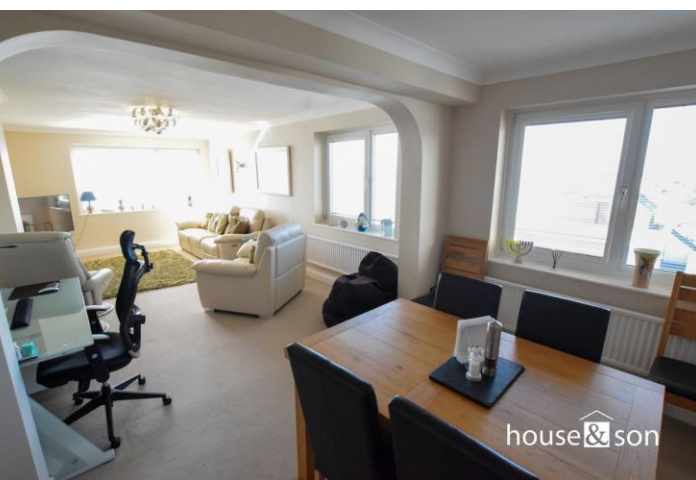
The apartment is in excellent condition throughout, benefitting from gas fired central heating, UPVC double glazed windows, allocated secure underground parking complete with electric car charging point, the remainder of a 999-year lease with a Share of Freehold. The accommodation briefly comprises: entrance hall, lounge/dining room, modern fitted kitchen, sun balcony, two bedrooms and two luxury bathrooms, one ensuite. Offered with no chain.

**COMMUNAL ENTRANCE HALL** Secure glazed doors with entry phone system, lifts and stairs to all floors.

**ENTRANCE HALL** 26' 6" x 4' 1" (8.08m x 1.24m) Ceiling light points, radiator, door to airing/storage cupboard.







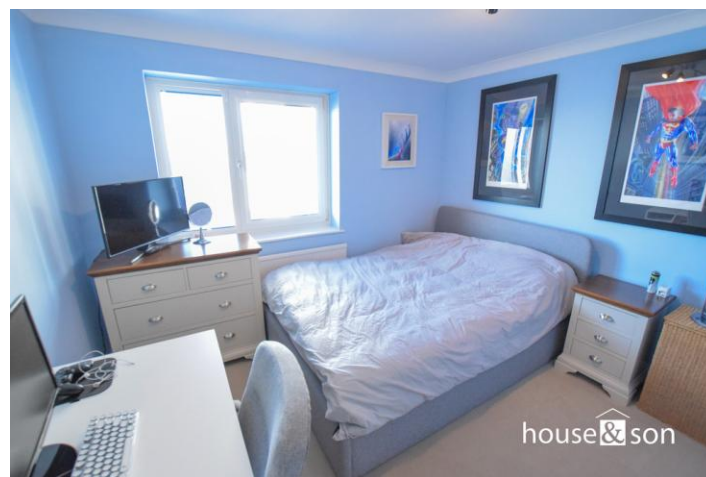
**THROUGH LOUNGE/DINER** 30' 2" x 11' 6" (9.19m x 3.51m) Lounge 19' 4" x 11' 6" (5.89m x 3.51m) With stunning double aspect views over the gardens and coast. Dining Area 10' 1" x 11' 6" (3.07m x 3.51m) A bright and spacious space affording the same views as the lounge.



**KITCHEN** 11' 6" x 8' 1" (3.51m x 2.46m) Ceiling light point, tiled flooring, full range of built in cupboards and drawers with worktops over and wall mounted storage above, inset one and a half bowl sink with mixer tap and drainer, Neff gas hob, Neff double oven with grill, concealed gas boiler, integral fridge/freezer, space and plumbing for washing machine.

**BEDROOM ONE** 16' 6" x 10' 9" (5.03m x 3.28m) plus door recess 4' 1" x 3' 9" (1.24m x 1.14m) With fabulous views of the gardens and sea, ceiling light point, radiator, built in wardrobes, double glazed sliding doors to balcony

**ENSUITE** 7' 7" x 6' 0" (2.31m x 1.83m) Ceiling light point, extractor fan, fully tiled walls and flooring, large walk-in shower with glazed screen, wall mounted wash hand basin with light and mirror over, low flush toilet with concealed cistern, heated towel rail.



**BALCONY** 9' 8" x 4' 6" (2.95m x 1.37m) South facing with outstanding views.

**BEDROOM TWO** 11' 7" x 11' 0" (3.53m x 3.35m) Ceiling light point, radiator, built in wardrobe.

**SHOWER ROOM** 7' 1" x 6' 1" (2.16m x 1.85m) Ceiling light point, extractor fan, fully tiled walls and flooring, heated towel rail, walk in shower with screen, wall mounted wash hand basin., with light and mirror over, low flush toilet with concealed cistern.

OUTSIDE Solent Pines has the benefit of ample visitor and resident parking to the front of the development, residents private and secure driveway leads to the underground garage where there is ALLOCATED parking for the apartment complete with the benefit of an electric car charging point. The communal gardens are accessed via wrought iron gates, the gardens are beautifully landscaped and extremely well tended, an idyllic spot to relax and take in the sea air, with seating a fish pond with Koi and direct access to East Overcliff Drive.

#### TENURE AND CHARGES

Tenure: Leasehold with a Share of Freehold.

Ground Rent: Peppercorn.

Service Charges: £3,334.60

Council Tax Band: E

Size: 1034.2 square feet.

#### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

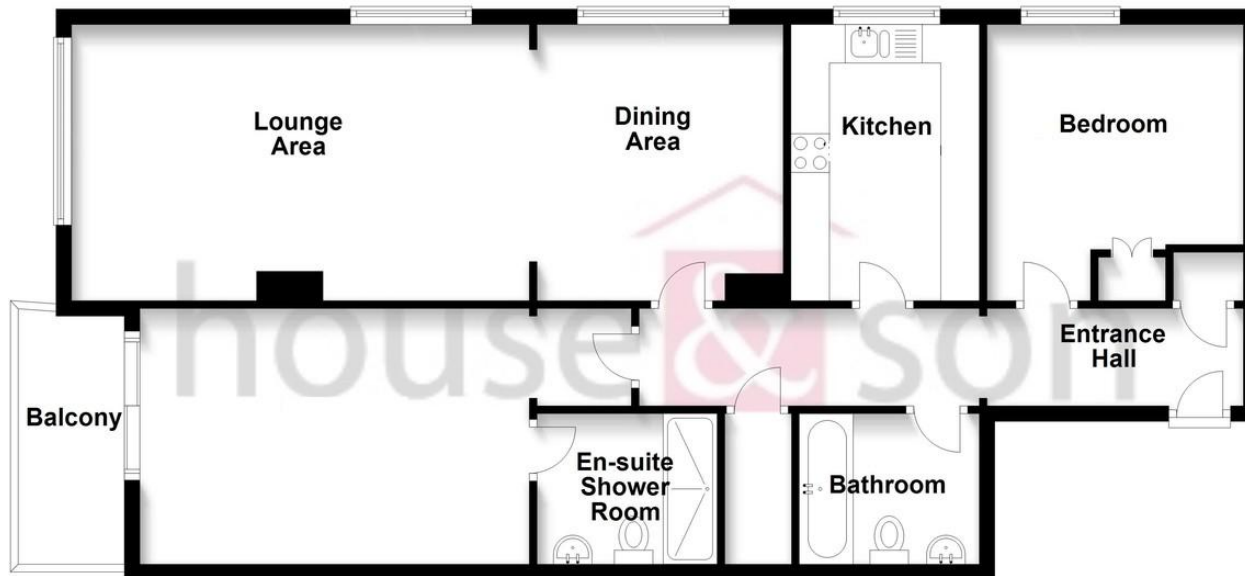
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### Floor Plan

Main area: approx. 96.1 sq. metres (1034.2 sq. feet)  
Plus balconies, approx. 4.5 sq. metres (48.5 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements