

house & son



- pets permitted
- beach front location
- sea views
- spacious balcony

**Boscombe Cliff Road, Boscombe, Bournemouth, Dorset BH5 1LA**

**Guide Price £300,000**

House and Son are delighted to offer for sale this exceptional three-bedroom sea view apartment enviably situated directly on the cliff top. Residents enjoy direct access to clifftop gardens and beach walks through a private gate. With two bathrooms, secure parking and a share of freehold, no chain!



## Property Description

House and Son are delighted to offer for sale this exceptional three-bedroom sea view apartment which is part of a prestigious development, enviably situated directly on the cliff top with no roads between the property and the beach. Residents enjoy direct access to clifftop gardens and beach walks through a private gate. The apartment occupies an enviable position within the building, offering coastal and garden views.

Inside, the well-presented accommodation comprises:

- A spacious entrance hall with ample built-in storage
- A bright and sunny south-facing living/dining room with an enclosed sun balcony to enjoy the fabulous sea views
- A fully equipped kitchen
- Three bedrooms
- Two bathrooms

Further benefits include:

- Allocated parking in a secure underground garage with lift access to the property
- Double-glazed windows and gas-fired central heating
- Share of Freehold and no forward chain

Pets are permitted by individual application to the Management Company, and high demand is anticipated for this rare opportunity.

Please contact the Sellers' Sole Selling Agent as soon as possible for viewing availability.







### **COMMUNAL ENTRANCE**

Secure intercom entry system providing access to lobby where there are Lifts and stairs to all floors. Flat front Door to:

### **ENTRANCE HALL**

### **LIVING ROOM**

19' 8" x 12' 6" (5.99m x 3.81m)

### **BALCONY**

12' 6" x 6' 11" (3.81m x 2.11m)

### **KITCHEN**

12' 11" x 7' 5" (3.94m x 2.26m)

### **BEDROOM ONE**

15' 7" x 10' 8" (4.75m x 3.25m)

### **ENSUITE**

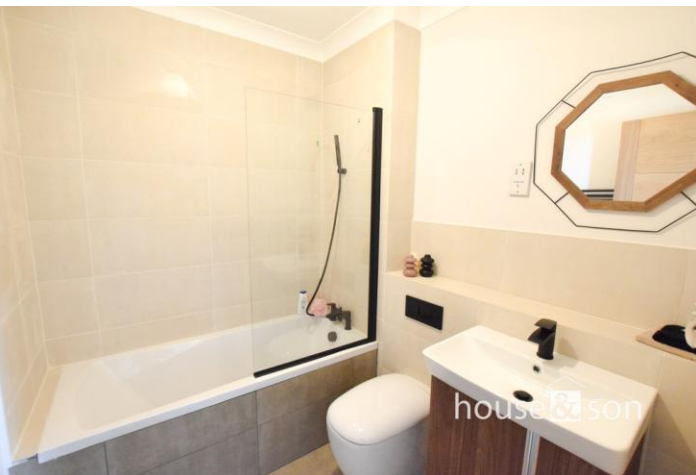
6' 11" x 6' 8" (2.11m x 2.03m)

### **BEDROOM TWO**

11' 11" x 8' 11" (3.63m x 2.72m)

### **BEDROOM THREE**

9' 11" x 8' 11" (3.02m x 2.72m)



### **BATHROOM**

7' 6" x 6' 8" (2.29m x 2.03m)

### **SECURE PARKING**

Allocated off road parking space in underground garage parking area and a cycle store. Lift within the garage provides access up into the development.

### **VISITOR PARKING**

Visitor parking spaces are also provided at the front of the development.

### **COMMUNAL GARDENS**

Ocean Heights sits in fabulous well maintained grounds with wonderful sea views and beautiful garden walks across the grounds.

### **TENURE AND CHARGES**

Tenure: Leasehold - 199 years from 24 June 1975 with the benefit of a Share of Freehold The building has the benefit of a Residents Management Company who together with those Directors and the Managing Agent have established a building maintenance plan; designed to protect the building and maintain the excellent reputation the development holds. There have been recent major works that a new owner will have the benefit of. This charge includes Buildings insurance, general maintenance & water charges. Council Tax Band 'E' £2625.02 (2025/2026)  
EPC Rating 'C'

### **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.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





Lansdowne House, Christchurch  
Road, Bournemouth, BH1 3JW

www.houseandson.net  
01202 242000  
sales@houseandson.net

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