





Mews Style Cottage – East Cliff, Bournemouth

House and Son are delighted to present for sale this charming Mews Style Cottage, quietly tucked away near Bournemouth's sought-after East Cliff. With access from Annerley Road at the rear, the property enjoys a peaceful position just a short 10-minute walk from the sandy beaches below the East Cliff.

Conveniently located, the cottage is within easy walking distance of local amenities, including Bournemouth rail and coach stations, making it an excellent choice for both permanent living and a holiday retreat.

While requiring some modernisation and redecoration, the property benefits from gas central heating and a private courtyard garden.

Accommodation comprises:

Entrance Hall (12'4" x 6'0", widening to 9'0") with built-in cupboard

Shower Room/Cloakroom (8'6" x 2'11") with shower cubicle

Lounge/Dining Room (18'3" x 15'10") 'L' shaped; lounge width 10'8", dining area width 7'6"

Open Plan Kitchen (10'2" x 7'10")

Landing (9'0" x 6'0")

Bedroom One (10'11" x 10'5")

Bedroom Two (9'4" x 9'0")

Bedroom Three (7'3" x 7'1" plus recess 4'10" x 3'8")

Family Bathroom (10'9" x 5'0")

Outside:



Private courtyard-style garden

Tenure & Charges:

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

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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