





House & Son are delighted to offer for sale this modern and spacious third floor, two double bedroom apartment, within this popular development. The accommodation comprises entrance hall, spacious lounge/dining room with sun balcony, modern fitted kitchen with integrated appliances, master bedroom with ensuite shower room, second double bedroom and family bathroom.

The property is double glazed, has gas central heating and further benefits from an allocated parking space within the secure underground garage car park. East Cliff Manor is situated in a popular residential area, just a short distance from East Cliff and its access down to the beach. Whilst the shops and facilities of Bournemouth town centre are just a short walk away. A great residential home, second home by the sea, or as a buy to let investment.

TO BE SOLD AS SEEN: INCLUDING CONTENTS

COMMUNAL ENTRANCE Secure entry system, stairs and lift to all floors, third floor door to:

ENTRANCE HALL

10' 1" x 4' 4" plus 8' 2" x 3' 9" (3.07m x 1.32m plus 2.49m x 1.14m) L-Shaped

LOUNGE/DINING ROOM

22' 0" x 14' 0" narrowing to 11' 5" (6.71m x 4.27m narrowing to 3.48m)

BALCONY

9' 4" x 3' 0" (2.84m x 0.91m)

KITCHEN/BREAKFAST ROOM

14' 0" x 7' 2" (4.27m x 2.18m)

BEDROOM ONE

17' 10" x 8' 10" (5.44m x 2.69m)

EN SUITE

8' 0" max x 4' 0" (2.44m x 1.22m)



BEDROOM TWO

14' 0" x 8' 4" (4.27m x 2.54m)

BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m)

OUTSIDE - GARDENS & PARKING UNDERGROUND

East Cliff Manor is set within well maintained communal grounds. A driveway leads from Christchurch Road to an area of off-road parking for visitors (when a valid permit is displayed) and onto the secure underground car park, where a space is allocated to this apartment. To the rear of the development there is an area of landscaped communal gardens.

TENURE & CHARGES

Leasehold - 125 years from 2002

Service Charge £850.95 per 6 months (£1702 per annum)

Ground Rent £250 per annum (fixed)

Council Tax Band D

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.



Third Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only.



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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 and 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.