





Priced to sell, this three bedroom top floor Seafront apartment enjoys outstanding views of Bournemouth Bay. Situated in the ever-popular development of Elizabeth Court; the 'Zig Zag' path immediately in front of the development, leading down to the golden sandy beaches of Bournemouth.

Benefitting from three bedrooms, a south facing living room with direct sea views and access to the open sun balcony, a fitted kitchen, fully tiled bathroom with bath and wc, an additional second toilet in the cloakroom and ample storage cupboards. The main bedroom has a dressing room and enjoys direct sea views. The second bedroom is a good size with sink unit, wardrobes and has access to the second open balcony. Bedroom three also faces the rear, is of good size and has a sink.

Outside, there are award winning communal landscaped gardens and there is secure underground residents parking as well as generous visitor parking area. There are two resident caretakers and lifts to all floors, including the secure underground carpark.

Further benefits include a long Lease and Share of Freehold. The apartment is offered with no chain and is an ideal main residence, Buy to Let, or the perfect sea side second home.

COMMUNAL ENTRANCE

Lifts and stairs to all floors:

ENTRANCE HALL

12' 4" x 5' 1" (3.76m x 1.55m) + 7' 10" x 3' 6" (2.39m x 1.07m) + 12' 4" x 3' 0" (3.76m x 0.91m)

LOUNGE/DINER

15' 1" x 12' 2" (4.6m x 3.71m)

OPEN BALCONY

10' 0" x 3' 6" max (3.05m x 1.07m)

KITCHEN

9' 9" x 6' 8" (2.97m x 2.03m)



BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.48m)

DRESSING ROOM

6' 1" x 5' 5" max irregular shape exc ward (1.85m x 1.65m)

BEDROOM TWO

13' 0" x 12' 6" max irregular shape (3.96m x 3.81m)

(SECOND) OPEN BALCONY

12' 0" x 3' 10" max (3.66m x 1.17m)

BEDROOM THREE

9' 9" x 8' 0" (2.97m x 2.44m)

BATHROOM

5' 6" x 5' 1" (1.68m x 1.55m)

SEPARATE WC

5' 5" x 2' 9" (1.65m x 0.84m)

COMMUNAL GARDENS

RESIDENTS UNDERGROUND PARKING

VISITOR PARKING AREA

TENURE & CHARGES

Tenure: Leasehold with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: Please ask the agent

EPC Rating: 'D'

Council Tax Band: '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.

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



**House & Son
Elizabeth Court Floorplan**



Floorplan is not drawn to scale and is provided as an illustration of the general layout - We accept no responsibility for any error, omission or mis-statement.
House & Son 2025



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