





An exceptionally rare chance to acquire a beautifully presented modern East Cliff home (long Leasehold), in one of Bourne mouth's most sought-after locations. Tucked away in a tranquil, tree-lined private drive with only three other homes, this property offers seclusion and serenity, yet is just a short walk to the cliff top, beach, Synagogue, and local amenities.

This peaceful East Cliff setting, 200 yards to local shops, under 10 minutes to beach and mainline station (London Waterloo in 1hr 48m), and within a mile of Bourne mouth Town Centre.

With approximately 1,250 square feet of accommodation over two floors comprising: Reception Hallway, bright south-facing living room, separate dining room / gf bedroom four, Kosher fully-fitted kitchen, ground floor shower room / utility room, galleried landing, principal double bedroom with built in wardrobes and a luxury ensuite bathroom, two further bedrooms with fitted wardrobes and a family bathroom.

Outside: There is a secluded private and sunny rear garden with artificial lawn making for a perfect low maintenance garden area, lock-up garage with roller door (with garden access). Other benefits include gas central heating, immaculate condition and no forward chain.

Perfect as a main home, or 'lock up and leave' holiday home, close to the beach.



ENTRANCE HALL

9' 10" x 7' 4" maximum (3m x 2.24m)

LIVING ROOM

18' 4" x 13' 2" (5.59m x 4.01m)

GF BEDROOM 4 OR DINING ROOM

15' 8" to 12' 5" x 9' 10" (4.78m to 3.78m x 3m)

KITCHEN

12' 4" x 7' 10" (3.76m x 2.39m)

GROUND FLOOR SHOWER ROOM

6' 3" x 5' 10" (1.91m x 1.78m)

GALLERIED LANDING

14' 0" x 8' 5" to 6' 0" (4.27m x 2.57m to 1.83m)

BEDROOM ONE

18' 5" to 14' 4" x 13' 2" (reduces to 9' 8" at 5' height of slope ceiling) (5.61m to 4.37m) x (4.01m to 2.95m)

ENSUITE BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

BEDROOM TWO

15' 8" x 10' 0" to 9' 1" (4.78m x 3.05m to 2.77m)

BEDROOM THREE

12' 6" x 6' 10" (3.81m x 2.08m)

FAMILY BATHROOM

8' 2" to 5' 7" x 5' 11" (2.49m to 1.7m x 1.8m)

SECLUDED GARDEN

GARAGE

17' 2" x 9' 1" maximum (5.23m x 2.77m)

TENURE AND CHARGES

Tenure: Leasehold – 189 years from 25.12.1990

Service Charge: Annual Contribution - Please enquire with Agent

Council Tax: Band B

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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