





House & Son are delighted to present this superb fifth-floor apartment in Elizabeth Court, offering fabulous sea views stretching across to the Isle of Wight.

This sought-after, purpose-built cliff-top development is renowned for its award-winning communal grounds and outstanding coastal outlook. Residents benefit from two on-site caretakers, lifts to all floors, CCTV security, and a secure underground car park.

The apartment is accessed via a communal entrance with intercom entry and lift/stair access. Inside, the property comprises:

- Entrance Hall: 22' 8" x 5' 2" to 3' 3" (6.91m x 1.57m to 0.99m)
- Kitchen: 10' 0" x 6' 10" (3.05m x 2.08m)
- Lounge/Dining Room: 15' 6" x 14' 10" in door recess to 12' 0" (4.72m x 4.52m to 3.66m)
- Balcony: 13' 5" x 4' 2" approx. (4.09m x 1.27m), offering spectacular sea views
- Bedroom One: 12' 0" x 10' 4" (3.66m x 3.15m)
- Bedroom Two: 12' 0" x 8' 0" (3.66m x 2.44m)
- Bathroom: 6' 2" x 5' 5" plus recess 3'0" x 2'5" (1.88m x 1.65m plus 0.91m x 0.74m)

Outside

Elizabeth Court is set in beautifully maintained, award-winning gardens, laid mainly to lawn. A driveway from Grove Road leads to visitor parking and the secure underground garage, where this apartment benefits from an allocated space.

Key Features

- Stunning sea views across to the Isle of Wight
- First-floor apartment with private balcony
- Secure underground parking & visitor parking
- Two resident caretakers & lifts to all floors
- Award-winning communal gardens
- 999-year lease with a Share of Freehold
- Ideal main residence or coastal second home



Tenure & Charges

- Leasehold with Share of Freehold
- Service Charge: £3100 per annum (approximately)
- Council Tax: Band D
- EPC Rating: E

Early viewing is highly recommended to avoid disappointment.

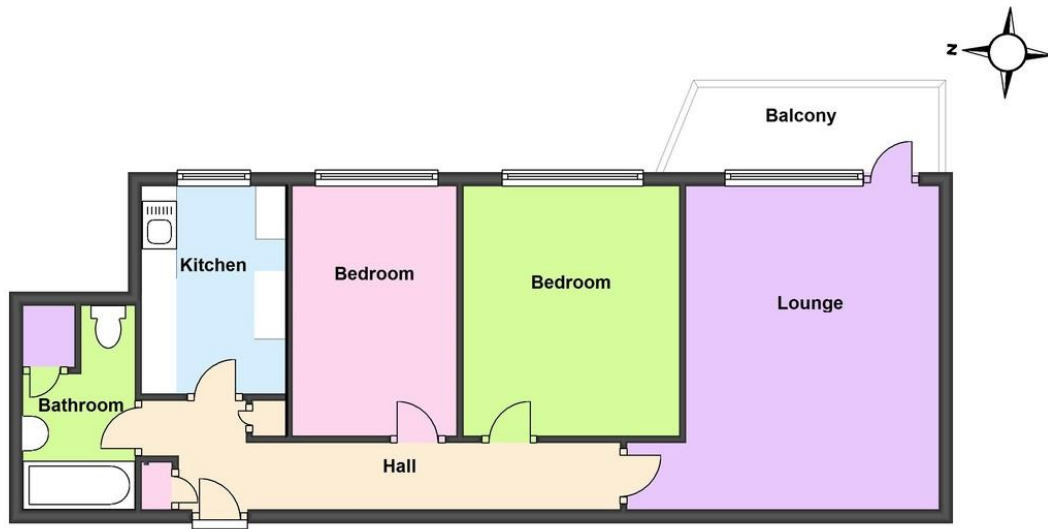
DISCLAIMER

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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Plan produced using PlanUp.