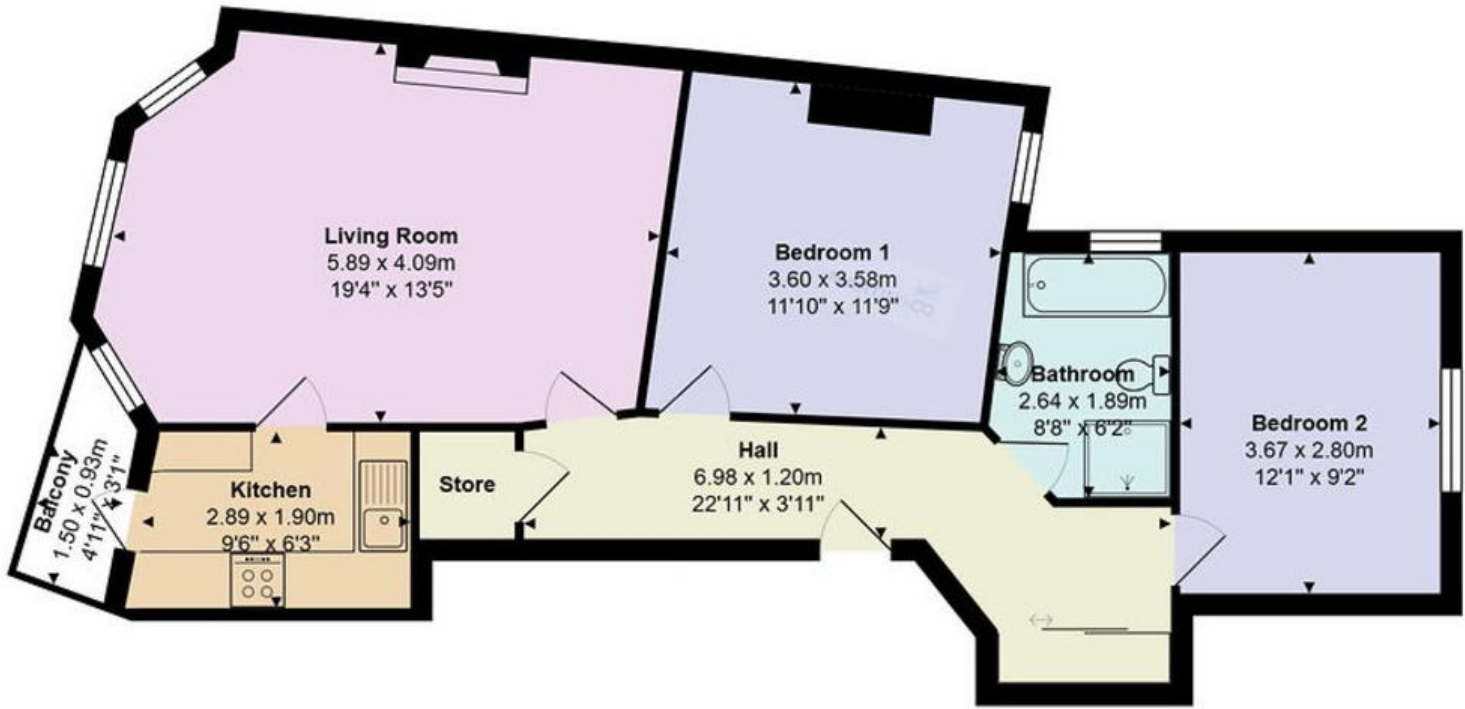


Property Location Bournemouth



Total Area: 69.7 m² ... 751 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Undercliff Road, Bournemouth

Guide Price £300,000 to £325,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



Large Living/Dining Room

Sea Views With Balcony

Two Double Bedrooms

100m To The Beach

Viewing Essential

EPC - C

Long Lease

Waterfront Location

Council Tax Band C

Pets Permitted Via Permission



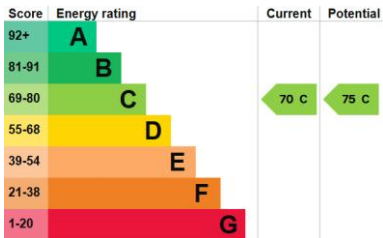
Why you'll like it

**** Guide Price £300,000 to £325,000 **** This spacious two double bedroom coastal apartment offers bright, spacious living just 100 metres from the seafront. Positioned in one of Bournemouth's most desirable locations, the property features a generous open-plan living and dining room, kitchen opening onto a private balcony with truly breathtaking sea views - perfect for relaxing or entertaining while enjoying the coastal outlook.

Both bedrooms are well-proportioned doubles, providing comfortable and versatile accommodation. The property also benefits from a well-kept building, and the rare advantage that pets are permitted with permission, making it ideal for owners seeking a home that accommodates their lifestyle.

The location is a key highlight. Situated moments from the beach, residents can enjoy daily coastal walks, swimming, paddleboarding and the vibrant promenade cafés. Nearby Southbourne and Boscombe provide an excellent mix of independent shops, trendy eateries, and essential amenities, while Bournemouth town centre is within easy reach for further dining, leisure and transport options.

Offering superb sea views, space, and an unbeatable coastal position, this apartment represents an exceptional opportunity for those seeking a relaxed seaside home or a reliable investment in a highly sought-after area.



Agent Notes
Tenure: Leasehold
Remaining Lease: 151 Years
Service Charge: £2904
Ground Rent: £0
Parking: Permit Required
Tax Band: C
EPC: C
Extra: Pets Permitted With Permission

1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

