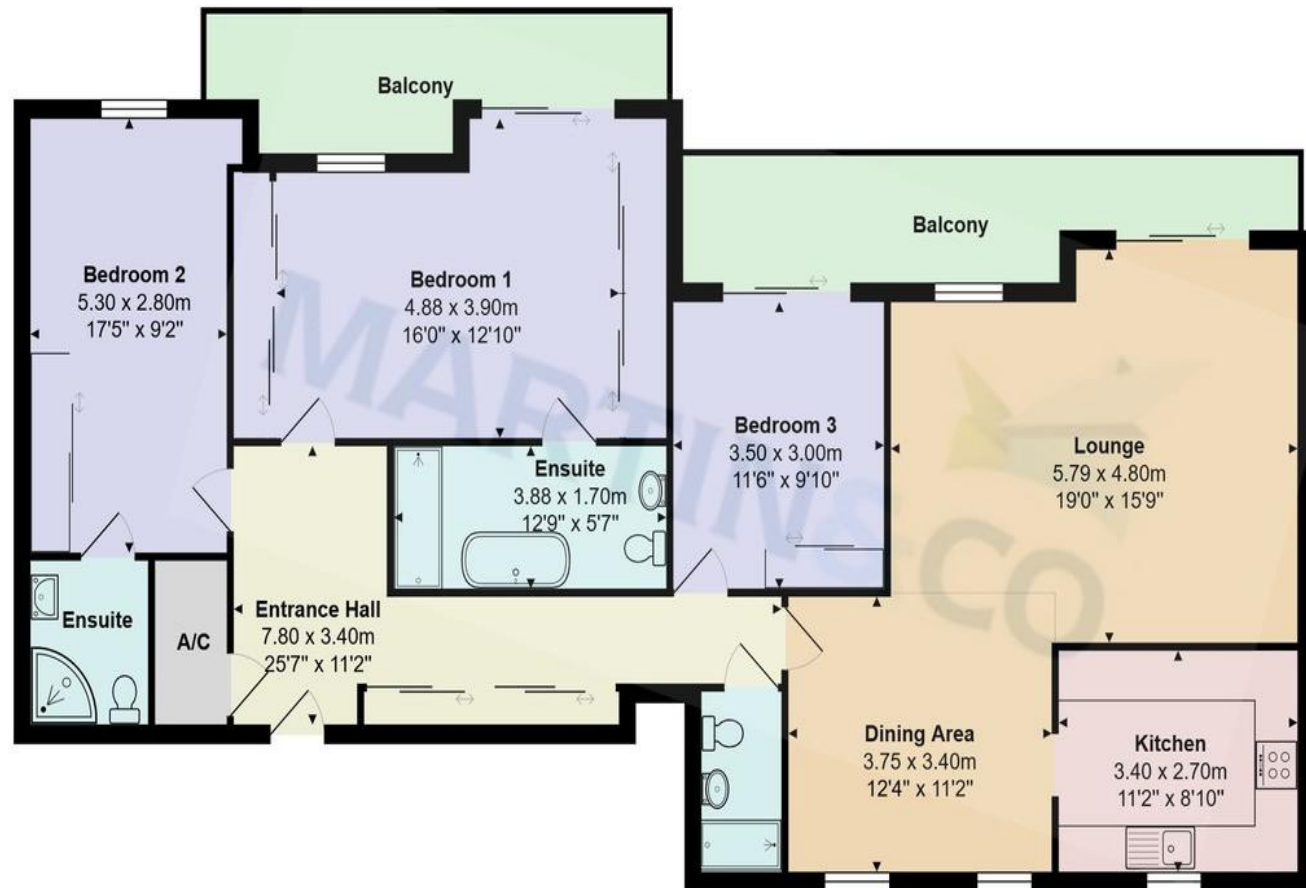


Property Location

Boscombe Spa is a coastal suburb of Bournemouth, located just east of the town centre and running along the seafront between Boscombe and Southbourne. It is known for its Victorian heritage, cliff-top views and direct access to sandy beaches.



Total Area: 128.0 m² ... 1377 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.

Honeycombe Chine, Bournemouth

Asking Price Of £595,000

Martin & Co Bournemouth

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

01202559922

<http://www.bournemouth.martinco.com>





Key features:

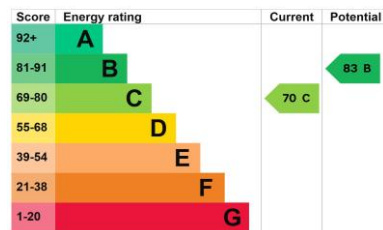
- Chain Free
- Beach Front Property
- Three Bedroom Flat
- Double Bedrooms
- Three Bathrooms
- Larger Than Average
- First Floor
- Two Parking Bays
- Integrated Kitchen
- Large Balcony
- Lift Access



CHAIN FREE | A superbly presented three double bedroom apartment extending to over 1,300 sq ft, situated within the prestigious and highly sought-after Honeycombe Beach development, just moments from Bournemouth's award-winning sandy beaches and the vibrant coastline. This exceptional coastal residence offers spacious and versatile accommodation throughout, together with two private balconies, two allocated parking bays and the benefit of concierge service within a secure gated development.

The apartment enjoys a bright and contemporary feel, with generous open-plan living and dining space designed perfectly for both everyday living and entertaining. Large windows and balcony access allow an abundance of natural light while creating a seamless connection to the stunning seaside surroundings. The modern fitted kitchen is well-appointed with ample storage and workspace, complementing the apartment's stylish and practical layout. All three bedrooms are comfortable doubles, with the principal bedroom benefiting from a luxurious en-suite bathroom and access to a private balcony. A second en-suite serves the guest bedroom, while a further contemporary bathroom provides additional convenience for family and visitors alike, making three bathrooms in total.

Residents of Honeycombe Beach enjoy the security and exclusivity of a gated development with concierge service, beautifully maintained communal areas and lift access to all floors. The property also benefits from two allocated parking bays, a rare and highly desirable feature for such a prime coastal location. Ideally positioned just a short stroll from the beach, promenade and nearby restaurants, cafés and amenities, this impressive apartment would



make an exceptional main residence, luxury second home or investment opportunity. Bournemouth town centre, mainline transport links and the popular Southbourne coastline are all within easy reach. Early viewing is highly recommended to appreciate the space, location and lifestyle this outstanding coastal apartment has to offer.

Agent's Notes:

Leasehold - 130 Years Remaining
 Annual Service Charge: £8,270
 Annual Ground Rent: £897.43
 Council Tax Band: F
 EPC: C

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.

