



Estate Agents



Auctioneers

Hartley Down, Christchurch Road, Bournemouth, Dorset, BH1 3PJ

Guide Price £172,000 - £175,000 – Share of Freehold

**Two Bedroom Third Floor Apartment | Secure Communal Entrance & Lift To All Floors | Hallway | Kitchen | Bathroom
21ft South Facing Lounge/Diner | Two Bedrooms | Underground Parking Space | Communal Grounds | Leasehold | No Chain**

Spacious & Modern Two-Bedroom Apartment Near Bournemouth Beaches. This beautifully presented two-bedroom apartment offers a rare opportunity to secure a spacious and modern home in one of Bournemouth's most desirable locations. Situated just a short drive from the vibrant town centre and only half a mile from the stunning clifftop and sandy beaches, this third-floor apartment perfectly balances comfort, convenience, and coastal living.

Set within attractive and well-maintained communal grounds, the property features secure underground parking, double glazing, and electric heating, along with new carpets in the hallway and lounge/diner. The welcoming entrance hall includes two useful storage cupboards and leads to an impressive 21-foot south-facing lounge/diner, enjoying a bright double-aspect outlook with pleasant views over mature trees and landscaped gardens. The modern fitted kitchen is well-equipped with a range of wall and base units, a built-in oven and hob, and space for further appliances, with a side window providing natural light. Both bedrooms are generously sized, with the second bedroom benefiting from a fitted cupboard. The contemporary bathroom includes a stylish three-piece suite with bath and shower over, vanity sink unit, WC, and modern tiling, complemented by a side window.

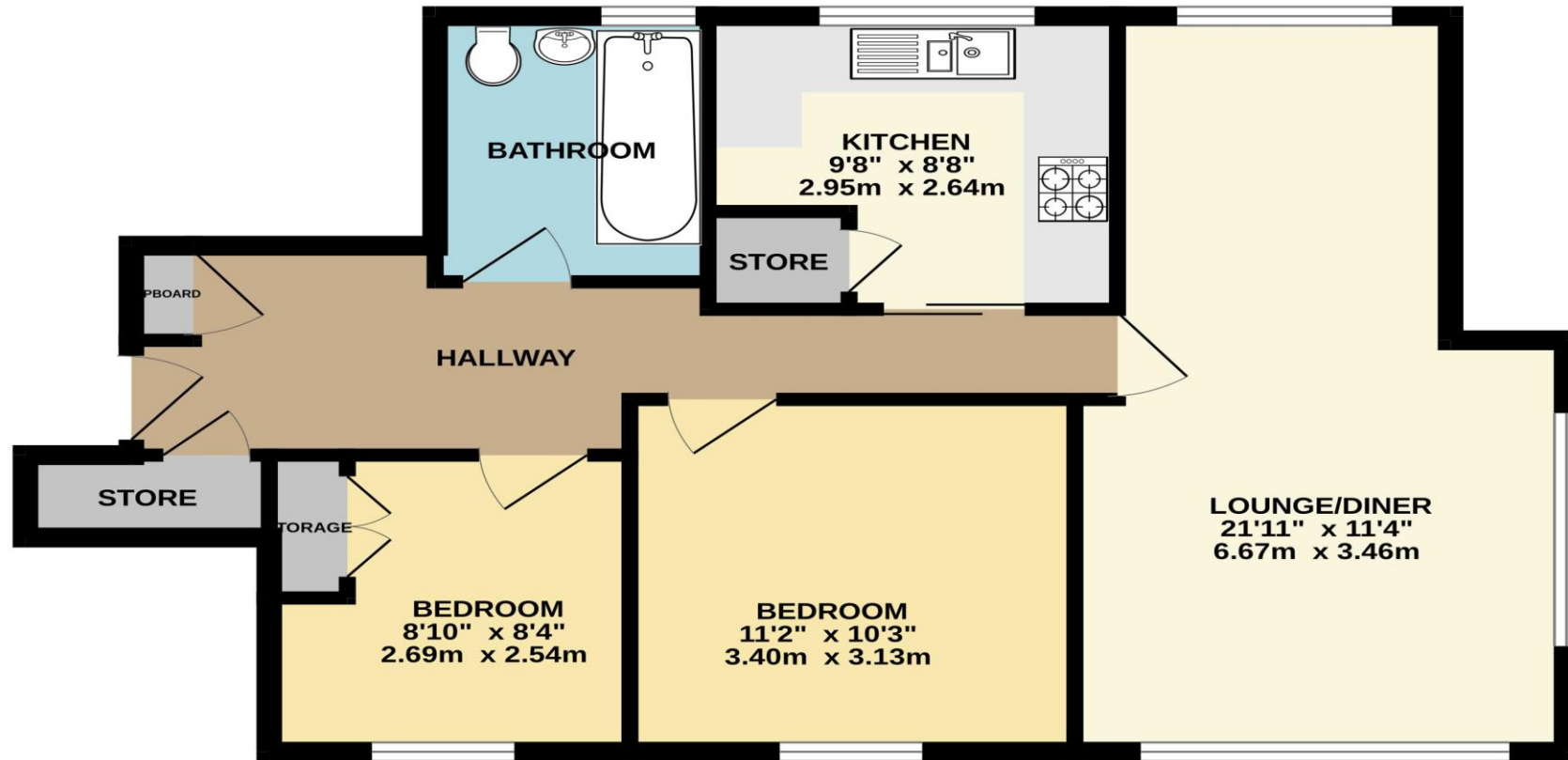
The property also offers one secure underground parking space, dedicated bike storage, and visitor parking to the rear. Access to the building is through a well-kept communal entrance with an entry phone system and a lift serving all floors.

Set back from the main road in a peaceful yet convenient position, this apartment provides easy access to local shops, transport links, and leisure amenities, while the beach and town centre are within easy reach. Offered with no forward chain, this is an excellent opportunity for first-time buyers, downsizers, or investors seeking a ready-to-move-into home close to the coast. Early viewing is highly recommended, as opportunities like this are rarely re-offered.

Tenure: Share of Freehold - 956 years remaining
Service Charge: £240.00 per month / £2,880.00 per year
EPC Rating: 58 | D
Council Tax Band: B







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Richard Godsell – Estate Agents – Auctioneers

3 Southbourne Grove • Southbourne • Bournemouth • BH6 3RE

Tel: 01202 424214 | Email: southbourne@richardgodsell.com

Offices at

Southbourne • Christchurch • London

www.richardgodsell.com

