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FLAT 11, GORSECLIFF COURT 3-5
BOSCOMBE SPA ROAD
BOURNEMOUTH
BH5 1AW



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Agent's introduction

Situated in a sought-after location overlooking Boscombe Chine Gardens, this well-presented fifth-floor apartment occupies the prime south-west corner position of the building, offering attractive side sea views across the gardens toward Poole Bay. As the top-floor flat, it enjoys excellent natural light and enhanced privacy.

The accommodation is in good order throughout, with potential for buyers to update certain decorative elements to their own taste.

A particular advantage is the direct garden access leading down to Boscombe Pier and the beachfront. The property is also conveniently positioned within easy reach of the shops, cafés, and amenities of both Bournemouth and Boscombe, accessible via Christchurch Road or the scenic beach promenade.

The building features a secure entry system, with access to both the stairwell and lift, which rises to the fifth (top) floor and the apartment's private entrance. Upon entry, a welcoming reception hallway offers coat and storage space, with doors leading to the principal rooms.





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Property highlights

- Top floor apartment with sea glimpse
- Private Balcony
- 0.5 miles from Boscombe Beach
- Spacious lounge/dining area
- 1.1 miles from Bournemouth Train and Coach Station
- Communal large rear garden
- Lift access
- Walk in shower
- Close to local amenities
- Modernisation Required throughout

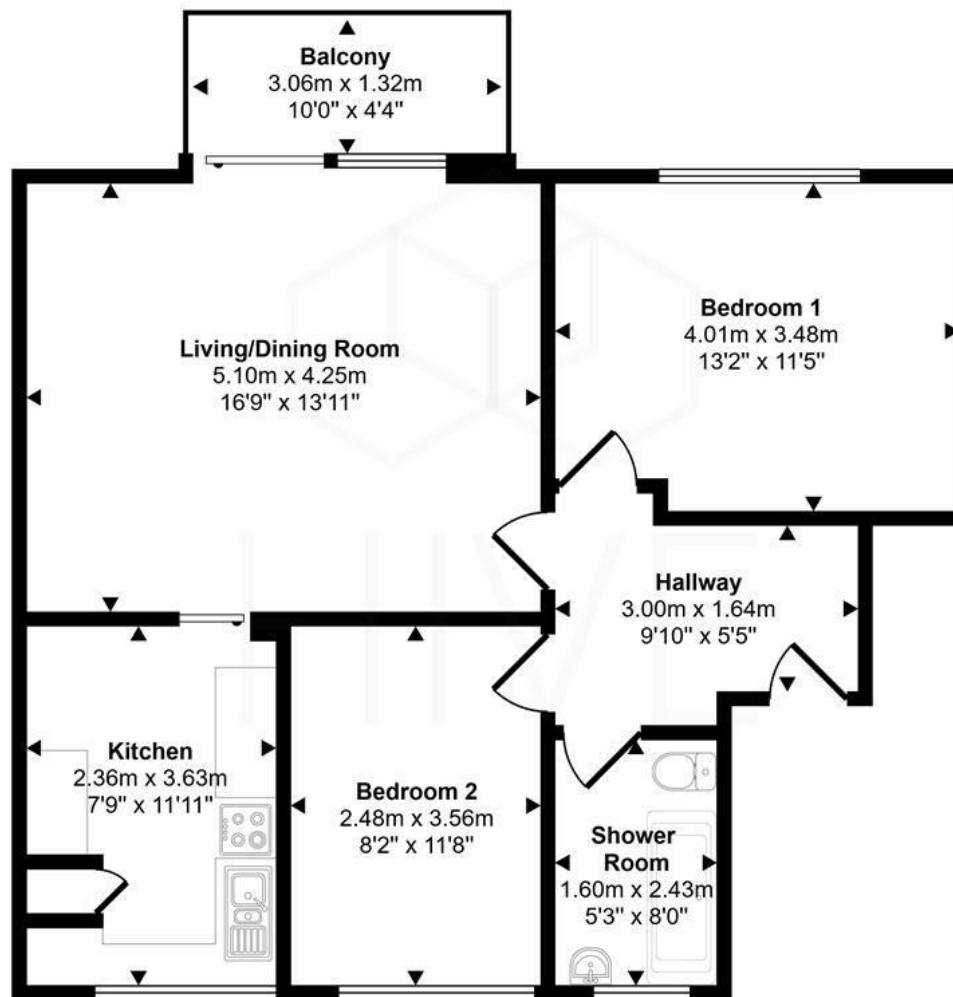


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Floor plan and PC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
66 sq m / 712 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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