



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

£250,000  
LEASEHOLD - SHARE OF FREEHOLD

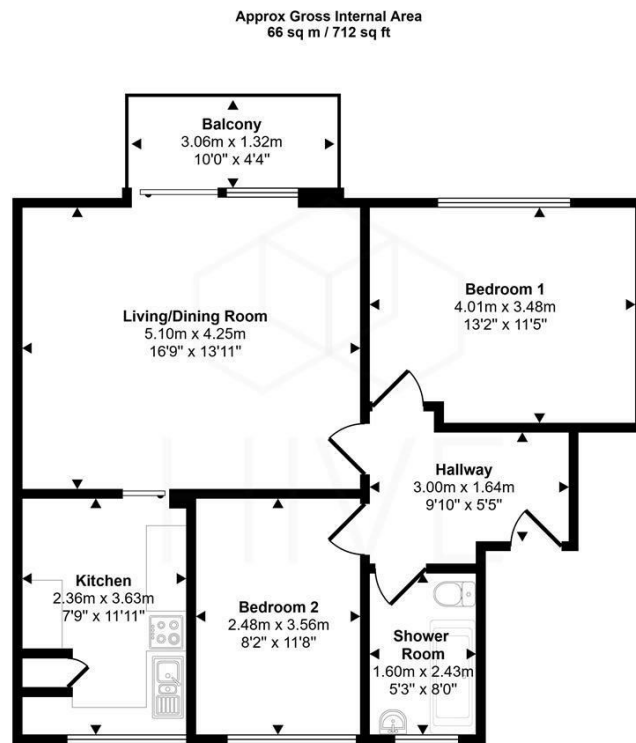
Situated in a sought-after location overlooking Boscombe Chine Gardens, this well-presented fifth-floor apartment occupies the prime south-west corner position of the building, offering attractive side sea views across the gardens toward Poole Bay. As the top-floor flat, it enjoys excellent natural light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

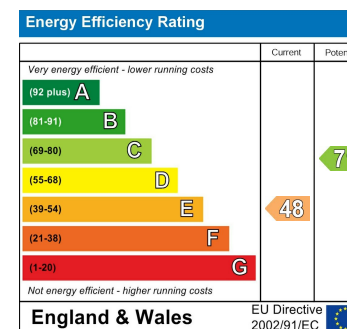
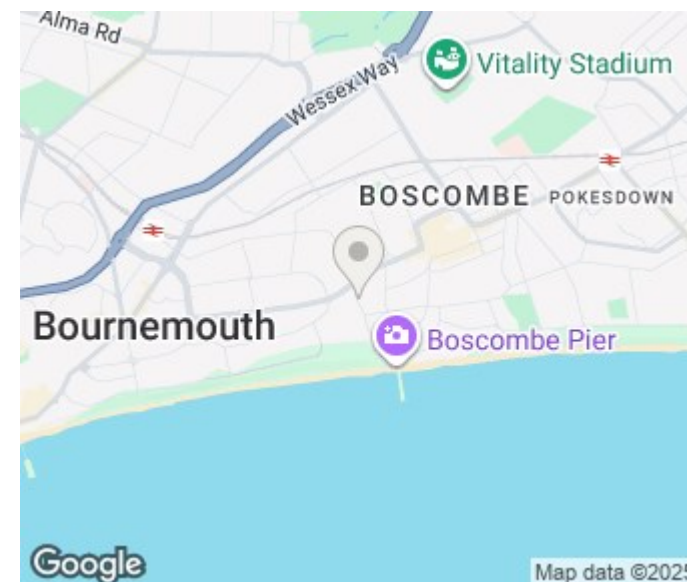


HIVE



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.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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