





HOUSE & SON:

Wonderful sea views to the south, from this two double bedroom apartment, in the idyllic development of Elizabeth Court. Built in the late 1960's, it is one of the East Cliff's best known and loved residential apartment blocks. It has the benefit of a long 999 year Lease and a Share of the Freehold, making it the perfect 'sea side' home, or buy to let investment. The property has a wonderful design, with the sea views being enjoyed from all principal rooms. There are two resident caretakers at the development and there are lifts and stairwells to all floors, including the secure underground residents carpark. There is ample visitor parking on the surface parking area to the rear (with a valid permit).

The 'Zig Zag' path is directly opposite and leads to the sandy beaches below and on to pier approach, which has pedestrian only walkways up into Bournemouth pleasure gardens, the shopping centre and fantastic leisure amenities. There is also a good bus service that operates along East Overcliffe Drive, taking passengers along the coast, both East and West.

This home is being offered with no chain and may be purchased furnished, if desired.

COMMUNAL HALLWAY

ENTRANCE HALL

22' 9" x 6' 0" to 3' 0" (6.93m x 1.83m to 0.91m)

LOUNGE

16' 0" x 11' 10" + 3' 1" x 3' 0" in door entrance (4.88m x 3.61m + 0.94m x 0.91m)

BALCONY

14' 8" x 4' 6" max (4.47m x 1.37m)

KITCHEN

9' 8" x 6' 8" (2.95m x 2.03m)

BEDROOM ONE

12' 8" inc wardrobe x 10' 0" (3.86m x 3.05m)



BEDROOM TWO

12' 8" x 8' 2" (3.86m x 2.49m)

BATHROOM

12' 10" x 5' 8" (3.91m x 1.73m)

OUTSIDE

UNDERGROUND PARKING

SURFACE PARKING & GARDENS

TENURE & CHARGES

Leasehold: Remainder of 999 year Lease with a Share of Freehold

Ground Rent: Peppercorn

Service Charges: TBC per annum

EPC Rating: 'C'

Council Tax Band: 'D' = £2147.75 (2025/26)

DISCLAIMER

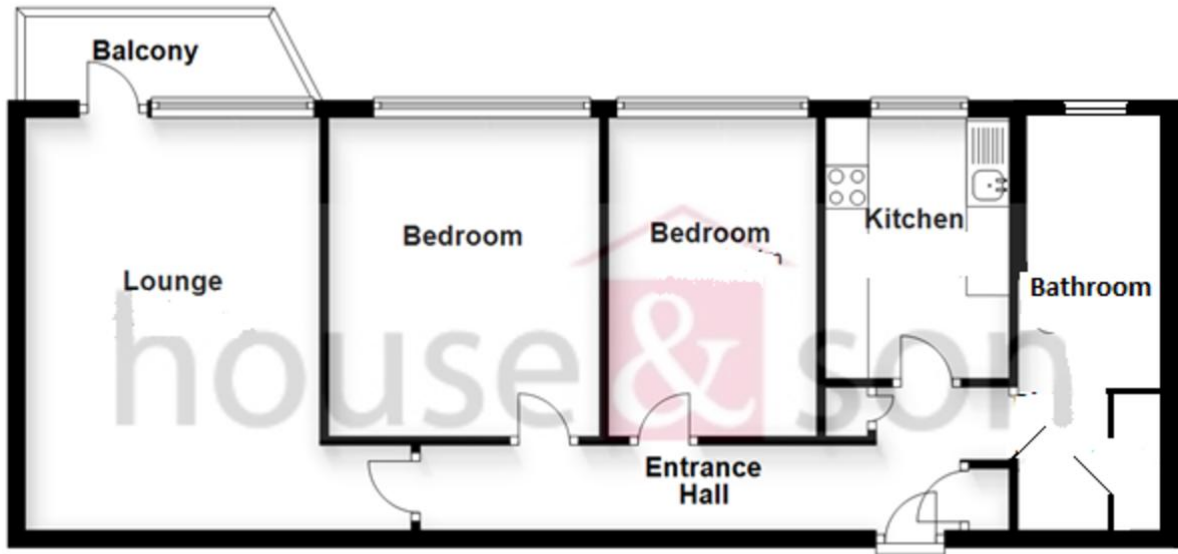
Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.



Floor Plan



Total area: approx. 63 sq. metres

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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