

PRIME COASTAL PROPERTY

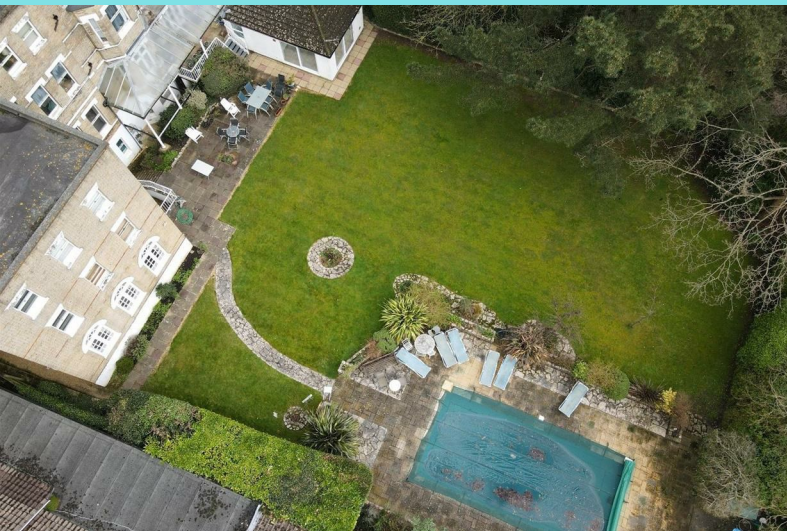
BY LOLA MAY



Arccott Hall

ARNCOTT HALL, 13 POOLE ROAD
BOURNEMOUTH BH2 5QR

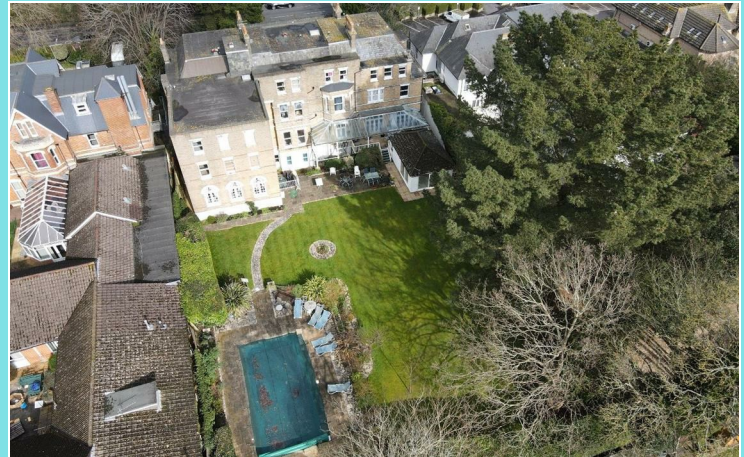
GUIDE PRICE £185,000



ARNCOTT HALL, 13 POOLE ROAD

BOURNEMOUTH BH2 5QR

GUIDE PRICE £185,000



- Recently refurbished second floor one double bedroom apartment
- South-facing communal garden and heated swimming pool for residents to enjoy
- Conveniently located under a 20 minute stroll through Middle Chine to the Blue Flag beaches at Durley Chine or Bournemouth Beach
- Just a stone's throw away from Bournemouth Town Centre BH2, offering a great cinema, a variety of restaurants and high street shops
- Close proximity to the vibrant Westbourne village with its boutique shops, cafes, restaurants, and more
- Spacious separate lounge/dining area with adjacent kitchen and all necessary fitted appliances

Prime Coastal Property is delighted to present this recently refurbished second floor one double bedroom apartment. Nestled in an exceptional location, it is conveniently located under a 20 minute stroll through Middle Chine to the beaches at Alum Chine or Bournemouth beach. It enjoys close proximity to the vibrant Westbourne village, known for its boutique shops, cafes, restaurants, local supermarkets including M&S and more. Additionally, it is close by to Bournemouth Town Centre BH2, offering a great cinema and a variety of restaurants. With easy access to major transport links, convenience is right at your doorstep.

This property boasts an array of desirable features, including a south-facing communal garden and a heated swimming pool.

TEL: 01202 985344

The apartment offers a spacious separate lounge/dining area, with an adjacent kitchen that has all the necessary fitted appliances. The double bedroom is enhanced by a double fitted mirrored wardrobe, and the bathroom is equipped with a bath and overhead shower.

The apartment benefits from electric heating, and parking is available on a first-come, first-served basis for one vehicle. You will be provided with a parking permit.

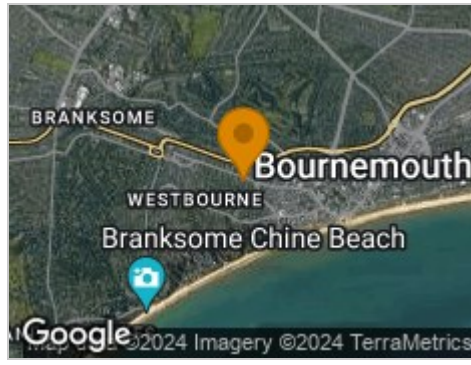
Whether you are seeking a perfect main home or a holiday retreat, this apartment caters to your needs. We highly recommend scheduling a viewing to fully appreciate the charm and appeal it offers.



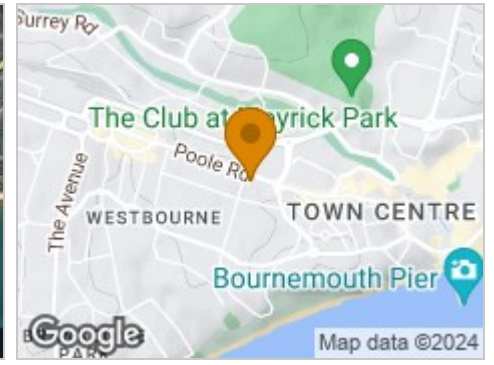
ROAD MAP



HYBRID MAP

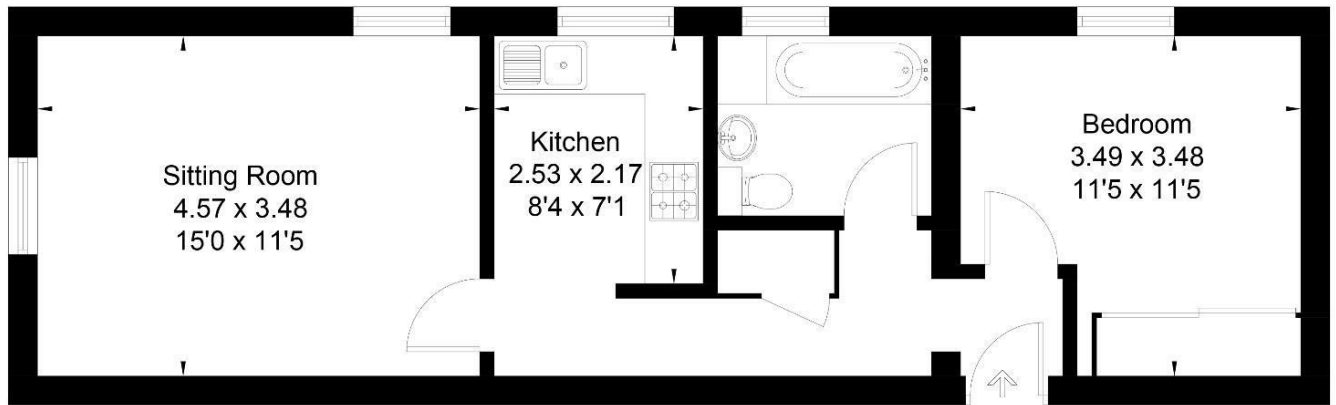


TERRAIN MAP



FLOOR PLAN

Approximate Floor Area = 45.5 sq m / 490 sq ft



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65607

VIEWING

Please contact our Prime Coastal Property Office on 01202 985344 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.