



Flat 13, Dunholme Manor, 55 Manor Road,  
Bournemouth, Dorset, BH1 3EP

Guide Price **£365,000**



2

Bedrooms



2

Living



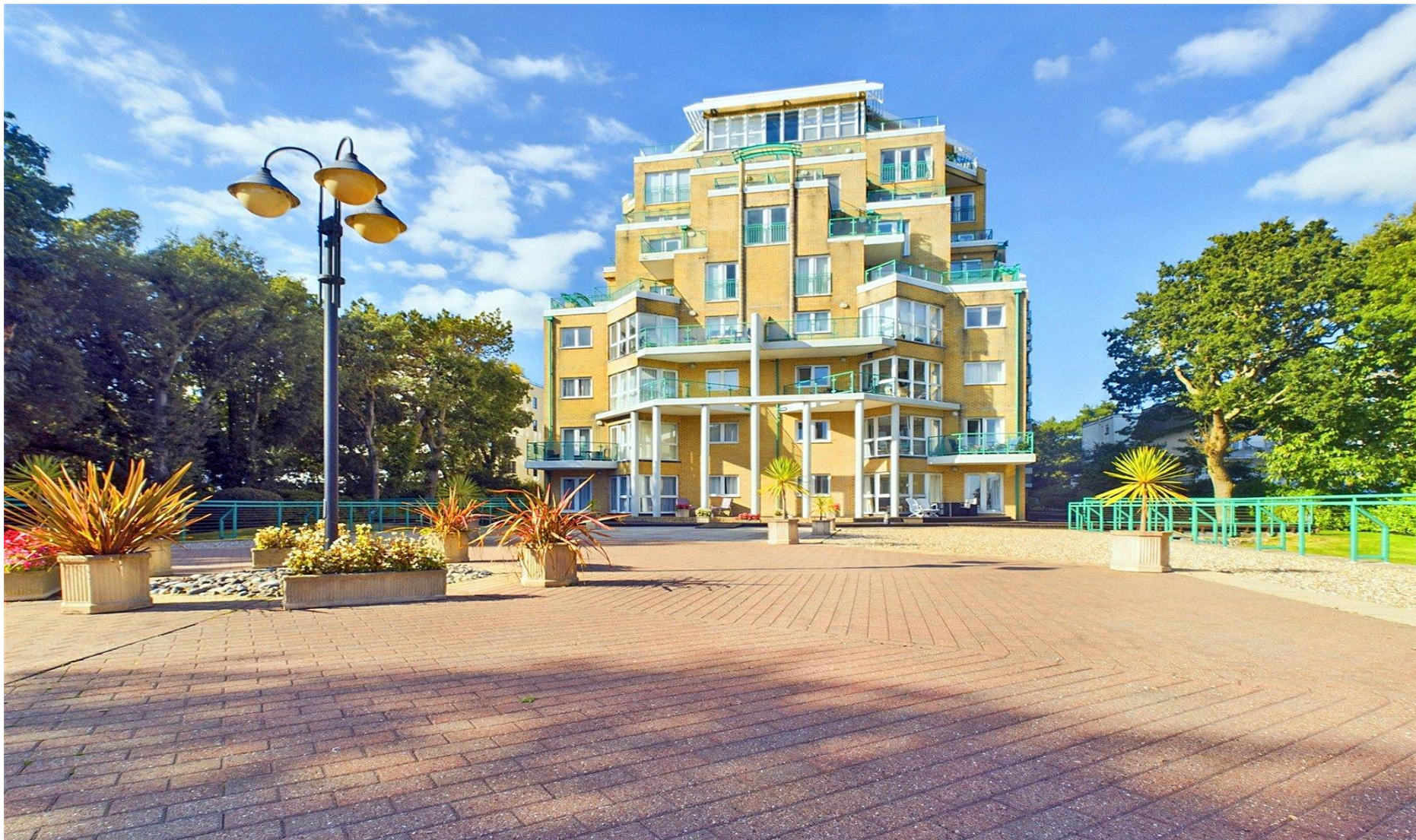
2

Bathroom/Ensuite



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# A stunning apartment in the heart of Bournemouth's Eastcliff!

Offered for sale with no onward chain, this wonderful apartment is set within Dunholme Manor, a sought-after development built just over 20 years ago situated on Bournemouth's ever popular East Cliff.

The development is located just over a mile from Bournemouth Pier/ Town Centre, and only moments from the Toft Zig Zag (pictured) leading down to Bournemouth and Poole's associated 7 miles of sandy beaches, stretching from Mudeford Spit in the East to Sandbanks Peninsula in the West.

Benefits of the block itself include a porter service, secure underground parking, direct access to the Overcliff via security gate, lift access, a share within the freehold and exceptionally well maintained, south facing, communal gardens.

The apartment is immaculately presented and is a superb example of a turnkey home by the sea.

Upon entering the apartment, you are met with a good sized entrance hallway, offering a large storage cupboard and doors into most principal rooms.

The Living/Dining room is a stunning room, being of an exceptionally generous size and offering both dining and living areas with ample space for respective furniture.

There is a Juliet Balcony, and doors lead into the Modernised kitchen and the study/Snug.

The Kitchen has been updated and modernised in recent years and offers a comprehensive range of modern cream gloss eye level and base units set above and below the complimenting roll edge work surfaces with under unit lighting and mosaic tiled splashbacks. There are a range of quality built in appliances to include a four ring NEFF hob with extractor hood above, a double eye level fan assisted

NEFF oven, a Miele dishwasher, washing machine and fridge/freezer. There is a UPVC window to the side aspect and inset ceiling spotlights.

Off the living room, you will find a further snug area, where a glazed door offers access to the Easterly facing balcony, a great space to enjoy a morning coffee and admire the sea glimpses, and a sliding door offers access into the second bedroom.

The larger of the two bedrooms is a great size and benefits from an array of fitted wardrobes, a Juliette Balcony and a fully tiled En-suite shower room.

Bedroom two is also a good double and benefits from a range of built in wardrobes and cupboards.

The family bathroom has been fully tiled and fitted with a modern white suite to include a tile enclosed bath, low level flush WC and a wash hand basin.

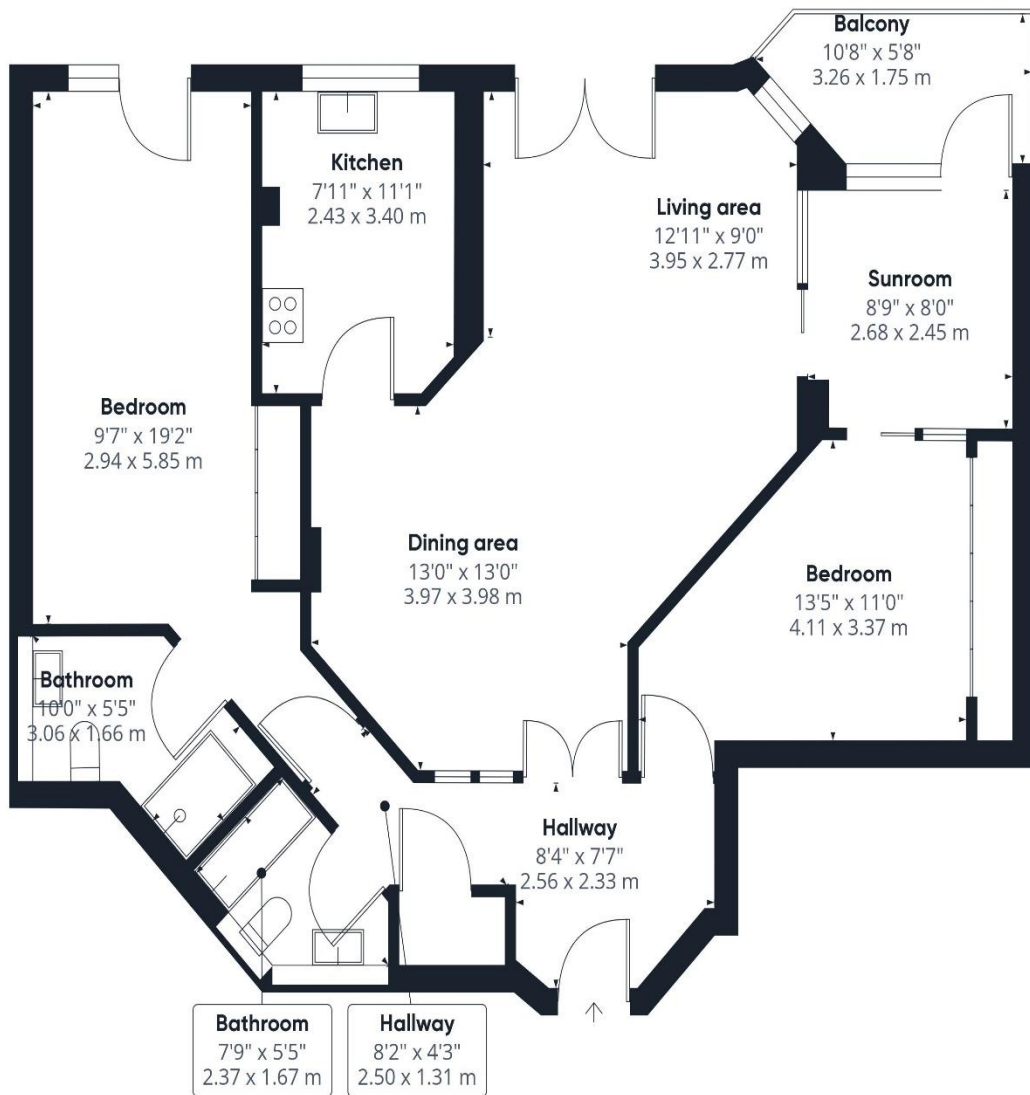
Externally, the expansive south facing communal gardens are very well maintained and a huge benefit of this space is direct access to East Overcliff Drive via a security gate. The apartment also has the benefit of a secure underground parking space and surface visitor spaces to the front of the development.

A fantastic example of a seafront apartment, to arrange your viewing Today contact Slades on 01202 428555!



## KEY POINTS

- Immaculately presented
- Modern fixtures and fittings
- incredibly spacious
- Two large double bedrooms
- First floor
- Balcony offering sea glimpses
- Share of freehold
- Secure underground parking
- No onward chain



**Approximate total area<sup>(1)</sup>**

1066.17 ft<sup>2</sup>  
99.05 m<sup>2</sup>

**Balconies and terraces**

54.03 ft<sup>2</sup>  
5.02 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Slades - Southbourne** 51 Southbourne Grove, Bournemouth, Dorset, BH6 3QT  
01202 428555 | [sales@sladessouthbourne.co.uk](mailto:sales@sladessouthbourne.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

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