

PS

Flat 7, Green Park, Manor Road, East Cliff - BH1 3HR  
£425,000

PS



# Green Park

Manor Road, East Cliff

Sea Views | South-Facing Wrap-around Balcony | Prime East Cliff Location | 3 Double Bedroom | Third-floor Apartment | Lift | Three Underground Parking Spaces | Share of Freehold

- Sea Views from all Principal Rooms
- Third-floor position on the Favoured South Elevation Facing the Sea
- Fabulous and much sought after East Cliff location
- Two Reception Areas including, a Generous Living Room & wrap-around Balconies
- Three Double Bedrooms with Fitted Wardrobes
- Principal Bedroom Suite with En-Suite Bathroom
- Two Lifts & Three Underground Parking Spaces
- No Forward Chain
- No Holiday Lets or Pets
- Approx 1263 sq.ft.
- Share of Freehold
- Service Charge £4,980 per annum
- Council Tax Band G £3,999.98
- EPC Rating C



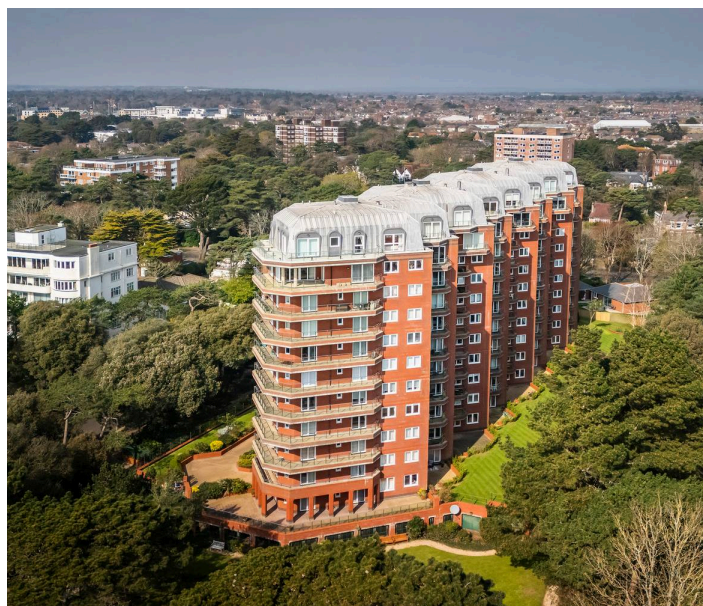
## PROPERTY DESCRIPTION:

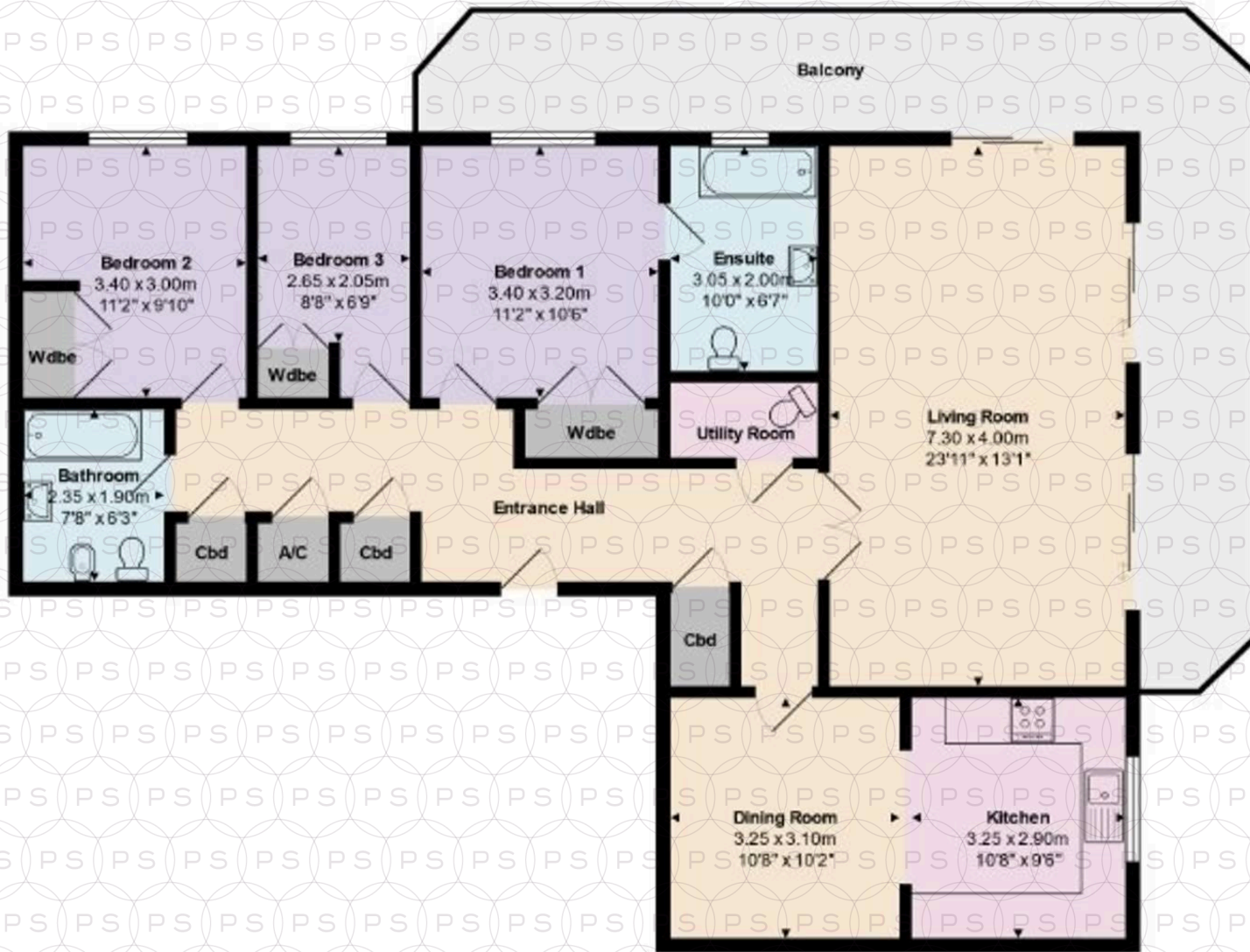
Positioned on the sought-after East Cliff, this elegant third-floor apartment offers three well-proportioned bedrooms and a superb south-facing aspect, enhanced by a private wrap-around balcony with far-reaching coastal views. The spacious living room is filled with natural light and features three sets of patio doors that open seamlessly onto the balcony, creating a harmonious indoor-outdoor flow. A separate kitchen/diner provides a refined yet practical space, fitted with a coordinated range of units, marble work surfaces and a full range of integrated appliances. The bedrooms all benefit from built-in wardrobes, and the principal bedroom includes a stylish en-suite bathroom. A contemporary family bathroom and an additional WC/utility room complete the accommodation, offering both comfort and functionality throughout.

## LOCATION:

Positioned on the sought-after East Cliff location, the apartment sits moments from the coastline, with direct access to Bournemouth's award-winning sandy beaches. The location offers easy reach of Bournemouth town centre, mainline train services with routes to London Waterloo, and Bournemouth Airport for both domestic and international travel. Nearby, Christchurch provides a contrasting harbourside setting with independent shops, restaurants and historic character, broadening the lifestyle appeal of this well-connected coastal address.

\*There is an auxiliary generator so the services and lift are always guaranteed.





Total Area: 117.3 m<sup>2</sup> ... 1263 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and rounded to nearest 10mm / .5 inch and are for display purposes only.  
Garages, conservatories, sun rooms, etc, are not included in total floor areas.



## Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • [enquiries@philippasole.co.uk](mailto:enquiries@philippasole.co.uk) • [www.philippasole.co.uk](http://www.philippasole.co.uk)

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.