DANEHURST

ESTATE AGENTS

GRANGE ROAD, BOURNEMOUTH, BH6 3ND

Price range £200,000

DEAN LODG

**** Price Guide £200,000 - £215,000 ****

A Beautiful Ground Floor Apartment at Dean Lodge – Exclusively for the Over 60s

This stunning ground floor apartment, located within the highly regarded Dean Lodge Retirement Development by Churchill Retirement Living, offers both style and comfort in a peaceful coastal setting.

A light and spacious reception room is enhanced by a patio door that opens onto a paved terrace, leading to the beautifully maintained communal gardens, from here, you can enjoy uninterrupted views towards the Southbourne clifftop. There is also a bay window to the front which provides a perfect spot for a dining table. The modern kitchen has been recently refitted to a high standard, featuring stylish contemporary units and practical design. The elegant shower room is thoughtfully laid out for ease of use, combining comfort with quality finishes. The spacious bedroom has also been tastefully updated, with an extensive range of fitted wardrobes and units that offer both functionality and a sleek, coordinated look.

Dean Lodge has been thoughtfully designed with comfort, security, and community in mind. A Lodge Manager is available throughout the day to support Owners and oversee the upkeep of the development. Regular social events such as coffee mornings and games afternoons are hosted in the welcoming Owners' Lounge. A Guest Suite is available for visiting friends and family, and a convenient laundry room is available for all residents to use.

Safety is a key feature at Dean Lodge, with a 24-hour emergency Careline system, video entry system, integrated intruder alarm, and comprehensive fire and smoke detection systems installed throughout the apartments and communal areas.

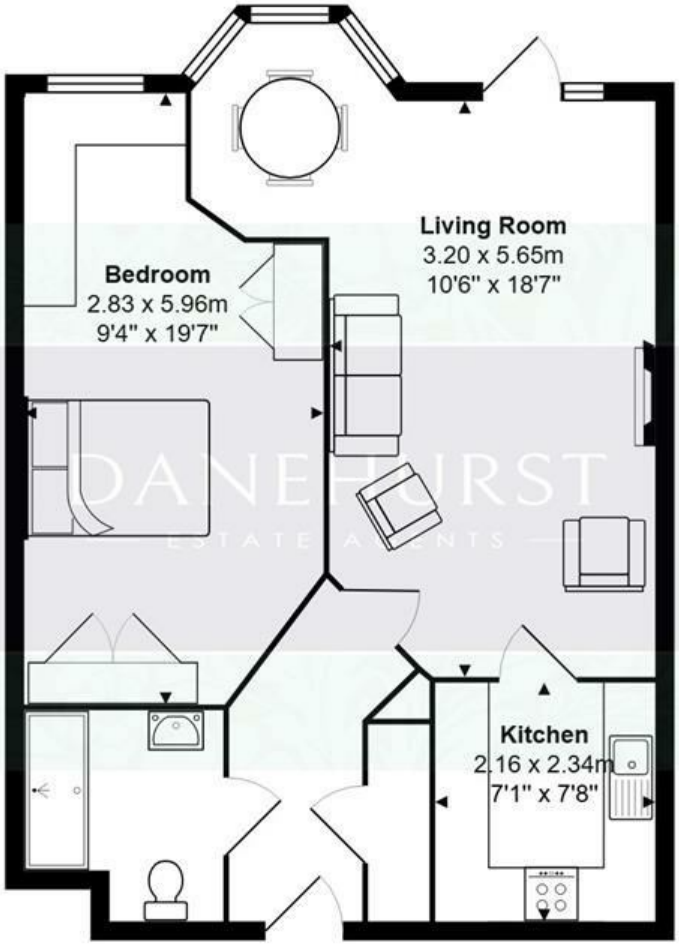
- Ground Floor with direct access to gardens
- Views towards the Sea
- Beautiful Kitchen
- Bedroom with Fitted furniture
- Delightful Sitting / Dining Room
- Communal Lounge
- Visitor Flat Available
- Parking
- Ground Rent 2 x £323.98 Service Charge 2 x £1019
- Council Tax Band A

Location

Dean Lodge enjoys a prime cliff-top location above Southbourne's golden sandy beaches, offering panoramic views over Bournemouth Bay and towards the Isle of Wight. Just opposite the Lodge, a path leads directly to the stunning shoreline and along the cliff top. Southbourne Grove, a vibrant high street just a few hundred yards away, features an array of independent shops including bakeries, florists, salons, cafes, pubs, and restaurants.

The area boasts excellent transport links, with regular bus services, nearby Pokesdown railway station offering direct routes to London Waterloo, and Bournemouth International Airport only a few miles away. Southbourne also provides easy access to Bournemouth Town Centre, Christchurch, Hengistbury Head, and The New Forest.

Dean Lodge, 17, Grange Road, Bournemouth, BH6 3ND



All measurements are approximate and for display purposes only

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