



SONNET, WEST CLIFF GARDENS, WEST CLIFF, BOURNEMOUTH, DORSET, BH2

£585,000 SHARE OF FREEHOLD

This brand-new stunning first floor apartment is situated directly on the clifftop on the West Cliff and enjoys uninterrupted sea views from all principal rooms. The accommodation includes two double bedrooms, an open plan lounge with a fully fitted designer kitchen, a luxury en-suite shower room and a fitted bathroom with beautiful sanitary ware and porcelain tiles. The south facing balcony overlooks the sea and there is underground residents parking with electric charging points in the basement. Built by local award-winning builders AJC Group

Brand new first floor luxury sea view apartment | Prime cliff top location | Panoramic sea views | South facing balcony stunning views | Designer Kitchens | Luxury bathrooms & en-suites | Underground parking | First floor | Short walk to Bournemouth town centre | Built by award winning local builders

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer. Bournemouth town centre is also nearby and offers a more diverse range of high street shops and an extensive selection of leisure amenities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

The apartment is accessed via either the secure communal entrance or from the underground parking where there is a lift or stairs to the first floor landing.

Located in the centre of the building, this incredibly bright apartment has the benefit of all principal rooms facing south and enjoying stunning sea views from every room.

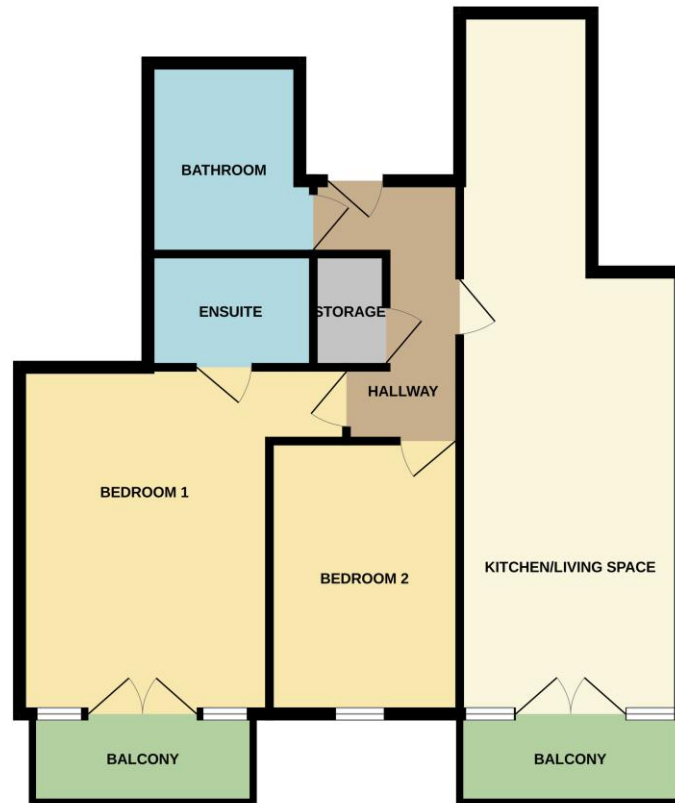
The lounge is open plan making this a sociable room with a designer fully fitted kitchen which includes premium integrated appliances, shaker style matt finish cupboard and drawer units and 20mm Quartz worktops. The lounge area opens onto the private southerly aspect balcony which enjoys panoramic uninterrupted sea views.

Both bedrooms also look out over the sea with the master benefiting from a luxury en-suite with premium porcelain tiles, a designer vanity unit and wall hung toilet.

There is also a stunning designer bathroom accessed from the hallway finished in a matching style to the en-suite with a bath and rain shower above.

There is resident's parking underground with a number of electric charging points. There is access from the development leading directly onto the cliff top and in turn, down to the award-winning sandy beaches. Bournemouth town centre and Westbourne Village are both within walking distance.

FIRST FLOOR
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA - 768 sq.ft. (71.3 sq.m.) approx.

If you are considering purchasing this property as a buy-to-let investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: E

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1850 per annum

AT A GLANCE

- Brand new first floor luxury sea view apartment
- Prime cliff top location
- Panoramic sea views
- South facing balcony stunning views
- Designer Kitchens
- Luxury bathrooms & en-suites
- Underground parking
- First floor
- Short walk to Bournemouth town centre
- Built by award winning local builders

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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