



2 Bluebay
75-77 Boscombe
Overcliffe Drive
BH5 2EL

ASKING PRICE
£850,000
SHARE OF FREEHOLD

“A luxurious 3 double
bedroom clifftop
apartment with sea
views within the
exclusive Bluebay
development ”

Winkworth

for every step...

ASKING PRICE £850,000

Exclusive Cliff Top Location
Bespoke Kitchen
Three Bedrooms
Open Plan Lounge / Dining Room
Balcony With Sea Views
Private Patio
Underfloor Heating
Secure Underground Parking
Share Of Freehold

EPC: B | COUNCIL TAX: E | SHARE OF FREEHOLD





Why Bluebay?

Bluebay is a small development of luxury apartments overlooking Southbourne clifftops where the views stretch from the Isle of Wight to Old Harry Rock. Take a stroll down the zig zag where you will find a promenade from Hengistbury Head to Sandbanks. Take in the watersports that are available by Boscombe Pier or sit and admire the view in one of the many beachfront cafes or restaurants. Southbourne's bustling high street is just a short distance with its array of independent restaurants, cafes and convenience shops.

The property has been finished to a high standard and boasts a fully fitted bespoke kitchen with quartz worktop, integrated appliances and breakfast bar seating. The spacious dual aspect open plan lounge / dining area is light and airy with large sliding doors opening onto a beauti-

fully landscaped private patio area, ideal for enjoying al fresco dining.

All three double bedrooms feature custom fitted wardrobes, the main bedroom is particularly spacious and benefits from an en-suite shower room and a balcony with stunning sea views, perfect for a morning coffee.

The family bathroom has been stylishly fitted with a double ended bath, vanity unit with built in wash hand basin, wc with fully tiled walls and flooring.

Underfloor heating runs throughout the property. Outside, the property is well maintained with secure allocated underground parking with a large private lockable storage unit.

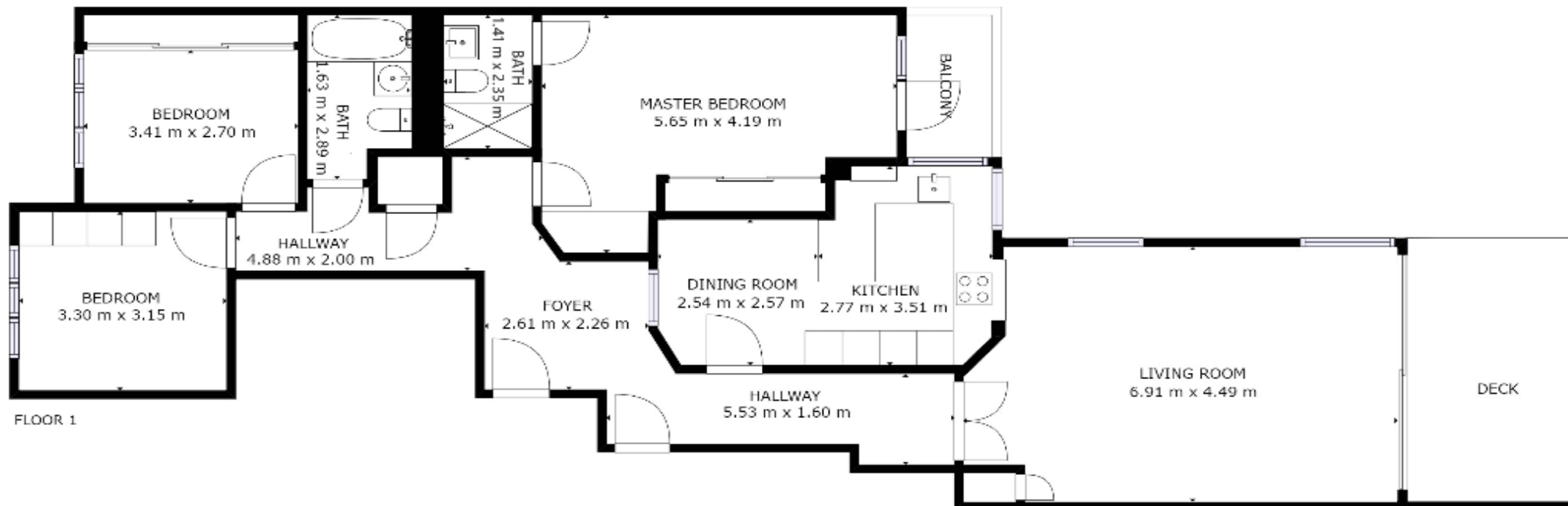


Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafes, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forrest national park.







GROSS INTERNAL AREA
 FLOOR 1: 132 m², EXCLUDED AREAS:
 BALCONY: 4 m², DECK: 13 m²
 TOTAL: 132 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they do not form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Family is very important to Ariana as she comes from a large Greek family. She enjoys travelling, entertaining and keeping fit.

Property has been part of Ariana’s life since she was a baby with her father being a developer and her mother running and managing country homes. She started her career in agency in 2012 locally and her partner is also an estate agent in the Canford Cliffs area.

In 2021 Ariana started her SAVA qualification, which once complete, will make her a qualified RICS surveyor and one of the most knowledgeable people on the Southbourne high street to have visit your home.”

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for every step...