



West Cliff Road, Dorset, BH2

£325,000 *Share of Freehold*



An exceptionally spacious and beautifully light second-floor apartment extending to approximately 1,055sq ft, enjoying a large sunny balcony and attractive treetop views across the chine. Ideally positioned moments from Durley Chine beach, the apartment combines unusually generous proportions with a peaceful, leafy outlook.

KEY FEATURES

- Two Bedrooms
- Second Floor
- Bright Accommodation
- Modern Fittings
- Close to Beach
- Period Features
- Close to Westbourne & Town Centre



Westbourne

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DESCRIPTION

The property is accessed via a secure and well presented communal hallway where stairs or a lift provide access to the second floor and the entrance to the apartment itself. The hallway runs the length of the apartment and includes two storage cupboards as well as doors to principal rooms.

The stunning lounge diner enjoys a sunny aspect as well as access onto the spacious balcony overlooking the chine. There is ample room for a table and chairs. The modern kitchen has been finished to a high standard and includes a range of base and eye level work units and integrated appliances. There is a bright window overlooking the rear aspect as well as a back door leading to the rear stairwell/fire escape.

There are two bedrooms, the master of which is an extremely generous double room as well as direct balcony access. There is ample

room in both rooms for wardrobes and drawers as required.

Outside the stunning communal garden is situated at the back of the development with direct chine access via the private gate. Viewing highly recommended.





LOCATION

Westbourne and Bournemouth, nestled along Dorset's stunning south coast, blend seaside charm with vibrant culture. Westbourne, a stylish Victorian suburb, offers boutique shopping, cozy cafés, and a village feel just a short walk from the sea. It's known for its elegant architecture, peaceful gardens, and independent eateries. Nearby Bournemouth is a lively resort town boasting award-winning sandy beaches, a bustling pier, and scenic coastal walks. The town offers a dynamic mix of entertainment, arts, and nightlife, while also featuring tranquil parks and historic landmarks. Together, Westbourne and Bournemouth provide a unique blend of relaxation, sophistication, and seaside fun.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London a circa 2 hour 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.

The vast majority of Bournemouth & Poole enjoy access to 5G network coverage and ultra-fast internet, however we recommend you check each

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN260255>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 992 year and 8 months

Service Charge: £2489 per annum

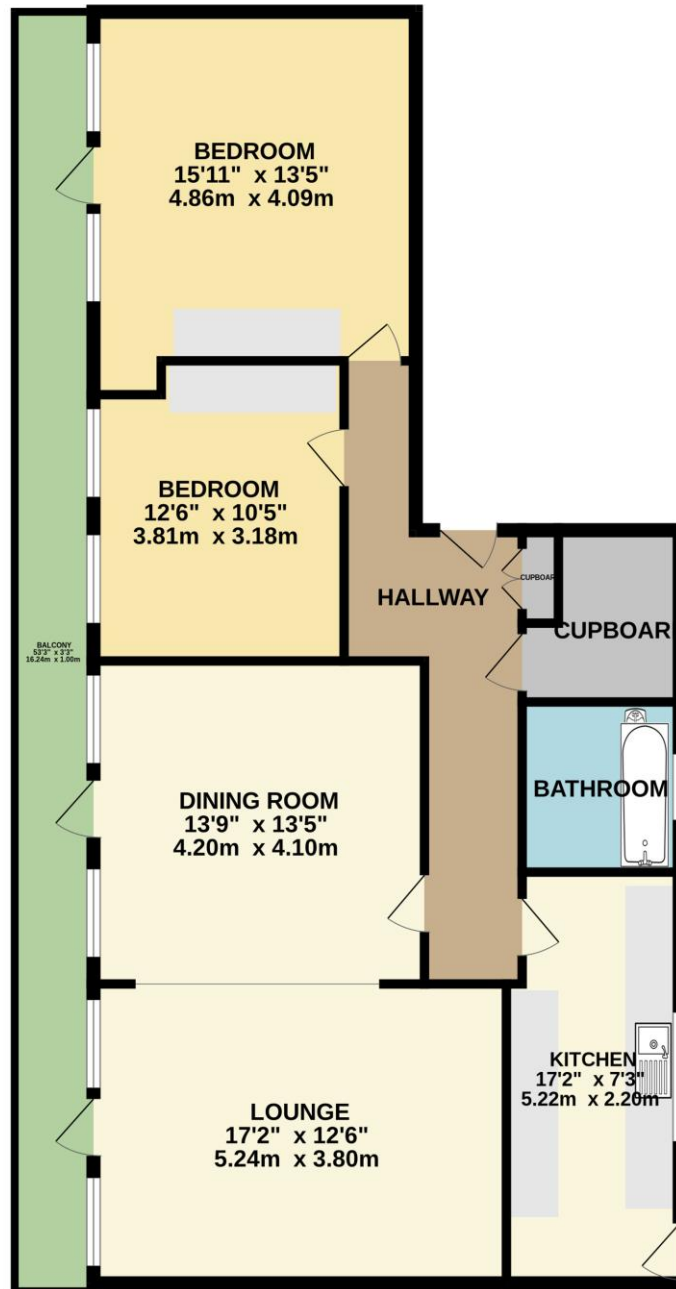
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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