



West Cliff Road, Dorset, BH4

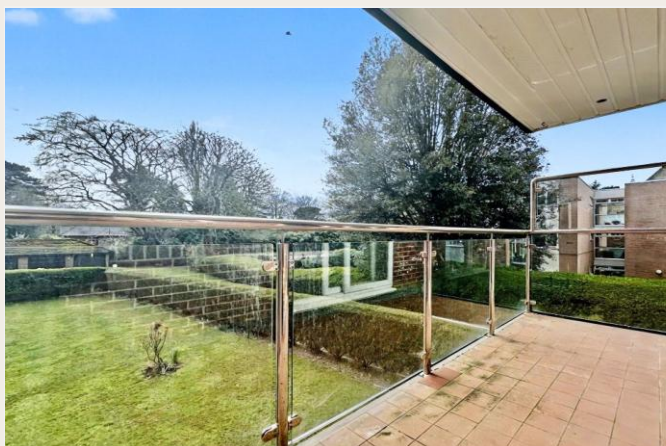
£375,000 *Share of Freehold*

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A bright spacious and well presented apartment situated in prime position on the West Cliff. Westbourne is a short level walk away and there is easy access to good transport links, the clifftop and award winning beach.

KEY FEATURES

- First floor with lift
- Three double bedrooms
- Two reception rooms
- Two bathrooms
- Kitchen breakfast room
- South facing balcony
- Garage



Westbourne

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DESCRIPTION

Nestled in the desirable West Cliff area, this spacious first-floor flat offers a superb coastal lifestyle with convenience and comfort at its heart. Served by a lift for easy access, the property is presented with vacant possession, ready for you to make it your own.

Inside, the flat boasts three generously sized double bedrooms, ideal for families or those welcoming guests. Two elegant reception rooms provide the flexibility for relaxed living and formal entertaining, while the inviting kitchen breakfast room offers the perfect space for morning coffee or casual meals with loved ones. Both bathrooms are well-appointed, ensuring no shortage of convenience for busy households.

Step out onto the south-facing balcony and enjoy bright, airy views—a wonderful spot for unwinding on sunny afternoons. Additional

benefits include a secure garage, providing sought-after parking or extra storage space in this popular area.

With reasonable internal condition, the property presents an exciting canvas ripe for personalisation. Situated just a level walk from the vibrant amenities of Westbourne, you have easy access to boutique shops, cosy cafes, and a lively social scene. The award-winning sandy beach is only moments away, ideal for leisurely strolls and making the most of the stunning Dorset coastline. Excellent transport links nearby make commuting and exploring the wider area a breeze.





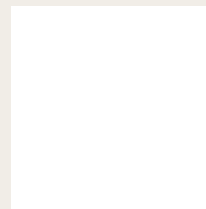
LOCATION

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



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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: 981 year

Service Charge: £3260 per annum

Council Tax Band: E

EPC rating: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 97.0 SQ.M. (1044 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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