



West Cliff Road, Bournemouth, Dorset, BH4

£325,000 *Share of Freehold*



A superbly presented and bright three bedroom apartment set in an enviable position on the Westcliff which boasts award winning beaches whilst being a short level walk to both Westbourne & Bournemouth and near to good travel connections.

KEY FEATURES

- Third floor
- Three bedrooms
- Lounge diner
- Contemporary kitchen
- Modern bathroom
- Sunny balcony
- Secure parking



Westbourne

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DESCRIPTION

The property is situated on the third floor which can be accessed via lift or stairs through well presented communal hallways. A private front door then leads into the bright and welcoming entrance hall which houses an airing cupboard and doors to principal rooms.

There is a large lounge diner with dual aspect windows and a patio door which leads out onto the south facing balcony. The contemporary kitchen benefits from a range of high white gloss base and eye level work units with space and plumbing for domestic appliances.

There are three generous bedrooms with the master being an especially good size. Bedroom two has fitted wardrobes and there is room for further freestanding furniture as required. The family bathroom is fully tiled and comprises a suite to include the WC, wash

hand basin and panelled bath with shower above. There is also a separate cloakroom which could be utilised as an ensuite shower room to the master bedroom.

And underground parking space is conveyed to the property.





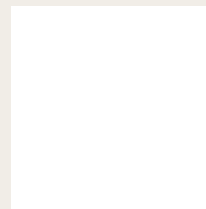
LOCATION

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.

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



<https://www.winkworth.co.uk/sale/property/WBN260156>

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

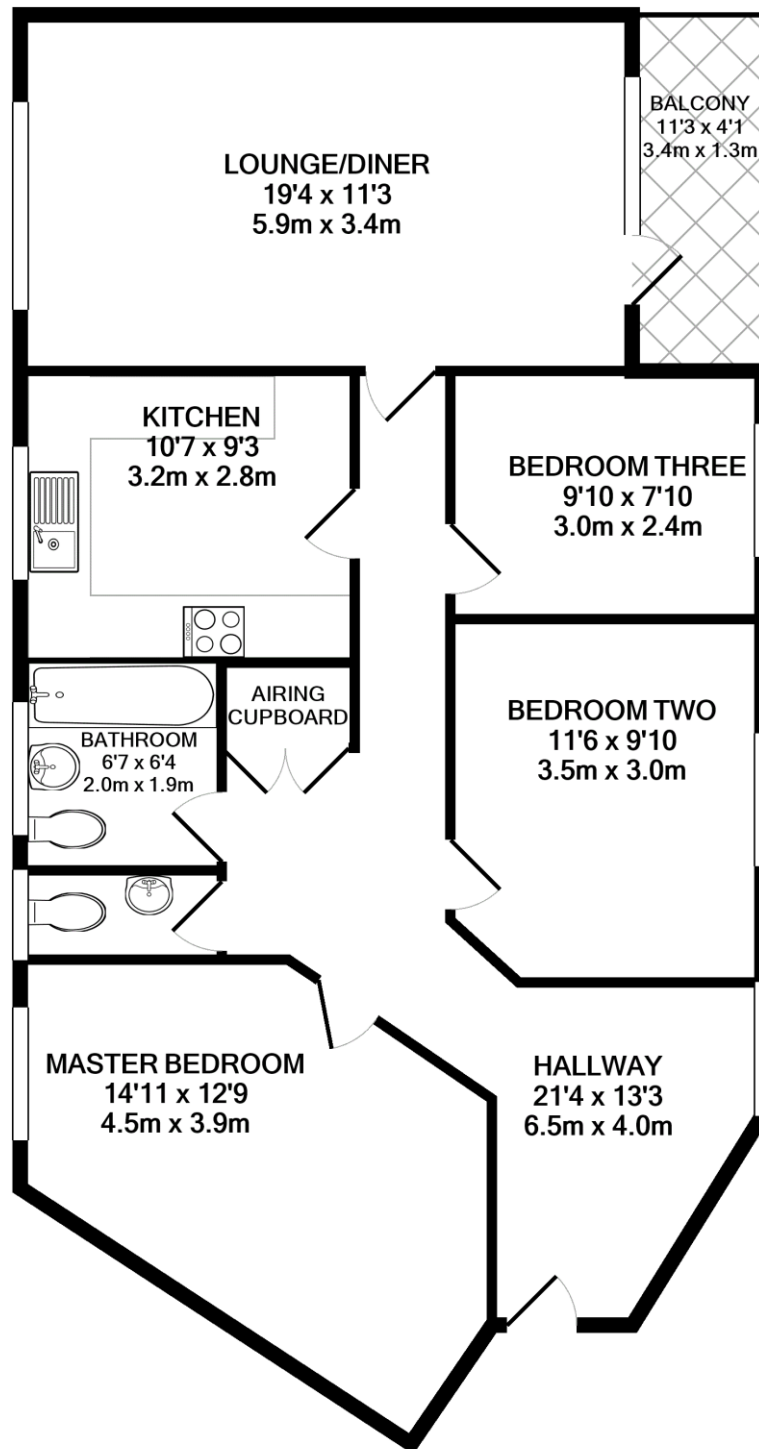
Tenure: Share of Freehold

Term: 975 years remain

Service Charge: £3300 per annum

Council Tax Band: D

EPC rating: D



TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.7 SQ.M.)

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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