



West Cliff Road, Bournemouth, Dorset, BH2

£380,000 *Leasehold*



Hawthorne Court was built in 2021 to a very high standard and occupies a prime position in the West Cliff area of Bournemouth. The beach is just a few minutes walk away and good transport links and local amenities are also nearby.

The property benefits from sea views from all the principal rooms and is in superb order throughout. The ideal home by

KEY FEATURES

- Apartment with sea views
- Two double bedrooms
- Two contemporary bathrooms
- Bespoke kitchen
- Lounge diner
- Private balcony
- Underground parking



Westbourne

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DESCRIPTION

The property is situated on the fourth floor which can be accessed via a lift or stairs through immaculately presented communal hallways. A private front door leads into the entrance hall which houses a storage cupboard, the airing cupboard and doors to principal rooms.

There is a large lounge diner which has ample space for a dining table and access onto the private balcony. The balcony is a good size with fantastic sea views. The bespoke kitchen is open plan to the lounge and benefits from a range of base and eye level work units with integrated appliances (many of which have never been used and are as new) and a breakfast bar.

There are two generous double bedroom both with sea views. The master bedroom has the added benefit of a contemporary en suite shower room and a large dressing room. The family bathroom is tiled

and comprises if a stylish suite to include wc, wash hand basin and bath with shower above.

An underground parking space is conveyed with the apartment.





LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby 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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway

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: Leasehold

Term: 148 years

Service Charge: £2015 per annum

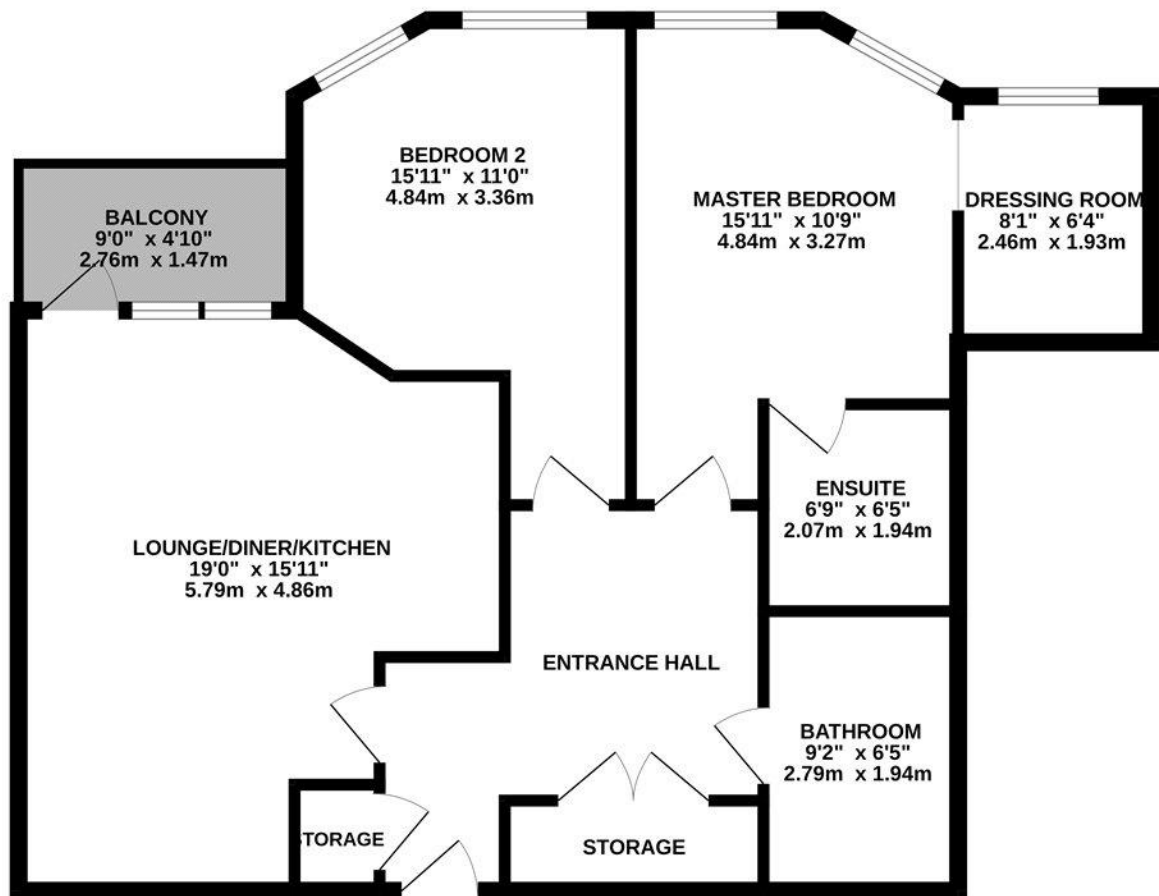
Ground Rent: £ 385 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	81	81
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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