



West Overcliff Drive, BH4

£699,000 *Share of Freehold*

3  1  2 

Westbridge Park is a modern gated development in an enviable position on the West Cliff of Bournemouth. Finished to an exacting standard with bright and spacious accommodation throughout and within easy reach of Westbourne, good transport links and the beach.

KEY FEATURES

- Gated purpose built development
- Three double bedrooms with fitted wardrobes
- Two contemporary bathrooms
- Large lounge diner
- Modern fitted kitchen
- Balcony & private patio
- Underground double garage



Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

Located in the desirable West Cliff area, this spacious three bedroom property is part of a gated purpose built development. Boasting three double bedrooms with fitted wardrobes, two contemporary bathrooms, a large lounge diner, and a modern fitted kitchen, this home is perfect for those seeking modern living in a convenient location.

With a balcony and private patio, residents can enjoy outdoor space, while the underground double garage provides secure parking. Underfloor heating throughout ensures comfort and warmth all year round.

Positioned extremely close to the beach, this property offers the perfect blend of coastal living and urban convenience. A level walk to shops, bars, and restaurants in Westbourne, as well as easy access to

good transport links, makes this home an ideal choice for those wanting to be close to amenities.

Offered for sale, this 1313sqft property is ready to view and offered with vacant possession.





LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also nearby and offers a more diverse range of high street shops and an extensive selection of leisure amenities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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/WBN240142>

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: 109 year and 1 months

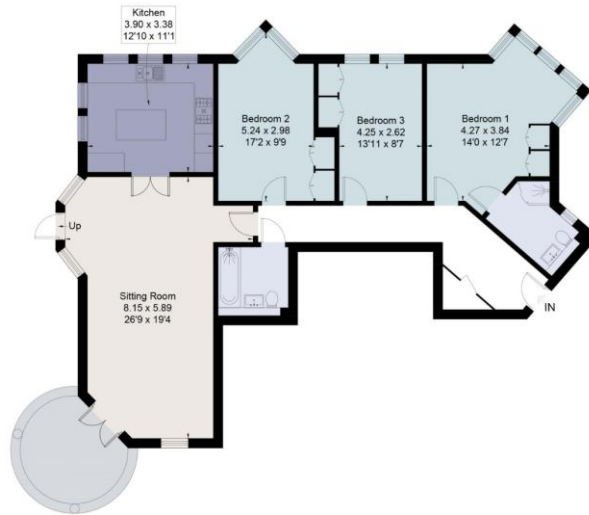
Service Charge: £4975 per annum

Council Tax Band: G

EPC rating: B

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

Approximate Floor Area = 122.0 sq m / 1313 sq ft



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. global.winkworth.co.uk/1907255

Westbourne

01202 767633 | westbourne@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants 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 printing but they don't 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.