



West Cliff Road, Dorset, BH4

£285,000 *Leasehold*

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A beautifully presented top floor apartment situated on the south west aspect of this well maintained development on Westcliff Road. Located just a short level walk to the vibrant coffee culture and shops of Westbourne whilst also being close to the beach this property benefits from bright, spacious, accommodation with a balcony and garage.

KEY FEATURES

- Two double bedrooms
- Luxury bathroom
- Contemporary shower room
- Beautifully fitted kitchen diner
- Top floor
- South facing balcony
- Garage



Westbourne

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DESCRIPTION

The property is situated on the second floor which can be accessed via a flight of stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment, houses two storage cupboards and doors to principal rooms.

The bright lounge is a particular feature of the property benefiting from dual aspect windows and access onto the south facing balcony, there is also ample room for dining table. The kitchen breakfast room is a good size and is fitted with a range of contemporary base and eye level work units with integrated appliances.

The master bedroom is a generous double sized room with a range of fitted wardrobes. The second bedroom is also a double room. The property benefits from a modern family bathroom fitted with a

contemporary suite.

In addition to this there is a modern second shower room which benefits from a cubicle shower and WC.

A garage is conveyed with the property.





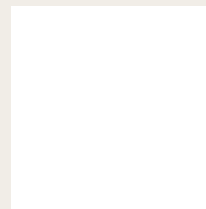
LOCATION

Almost opposite the apartment is the entrance to Alum Chine can be found and this footpath leads straight to the renowned award-winning local Blue Flag 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 near by and offers a more diverse range of high street shops.

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/WBN260213>

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

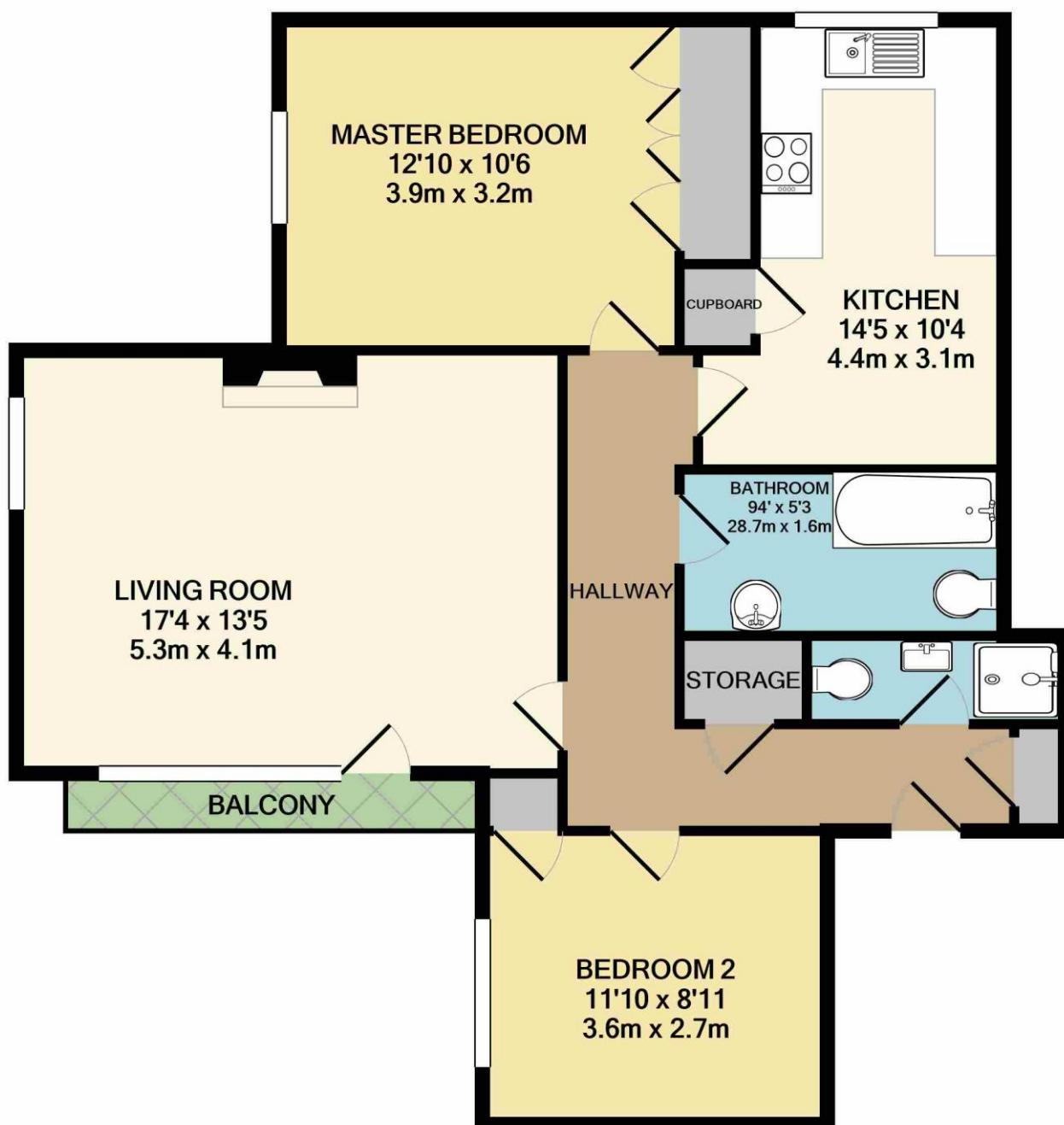
Tenure: Leasehold

Term: 133 year and 8 months

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: C



TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 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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