



Admirals Walk, Bournemouth, Dorset, BH2

£180,000 *Share of Freehold*

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This coastal two bedroom apartment enjoys stunning views from every window. Completely refurbished by the current owner, the property presents brilliantly with modern contemporary accommodation throughout.

KEY FEATURES

- Communal gardens with private gated beach and clifftop access
- Open-plan contemporary kitchen, dining, and living area
- Balcony with coastal views
- Air-conditioned lounge with electric blinds
- Two double bedrooms with sea views
- Fully tiled bathroom with bath and shower
- Secure underground parking



Westbourne

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DESCRIPTION

Situated on the prestigious West Cliff in Bournemouth, this exceptional fifth-floor flat offers contemporary coastal living at its finest. Boasting lift access and presented in excellent condition, the property combines modern comforts with an unrivalled location just moments from the cliff top and beach.

Upon entering, residents are greeted by a spacious entrance hall featuring ample storage, setting the tone for this well-designed home. The expansive open-plan kitchen, dining, and lounge area is bathed in natural light, thanks to full-width sliding patio doors that lead onto a private balcony. Enjoy sweeping views towards Old Harry Rocks, the Purbeck Hills, and Studland Beach on clear days, while relaxing in the comfort of air conditioning and electric vertical blinds, ensuring the living space remains cool and private year-round.

Both double bedrooms include built-in storage and stunning full-width windows fitted with vertical blinds, providing views across Hengistbury and towards the Isle of Wight, weather permitting. The modern, fully tiled bathroom offers a bath, a walk-in shower, and zoned lighting, combining luxury and practicality.

Security and convenience are paramount throughout the development, with 24-hour porter coverage, monitored CCTV, and a dedicated area in the communal entrance for secure deliveries. Parking needs are comprehensively met with a permitted ground-level space for visitors and an allocated secure underground space exclusively for residents. Additional benefits include a walk-in, fully shelved underground storage unit and beautifully maintained communal gardens.

This sought-after location affords direct access to the West Cliff via a private residents' gate, leading to golden beaches and scenic clifftop walks. The vibrant centre of Westbourne, with its array of shops, restaurants, and cafes, is just a short stroll away. Excellent transport links





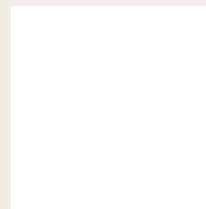
LOCATION

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



<https://www.winkworth.co.uk/sale/property/WBN260296>

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: 974 year and 10 months

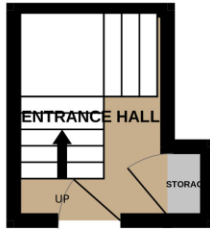
Service Charge: £6000 per annum

Council Tax Band: C

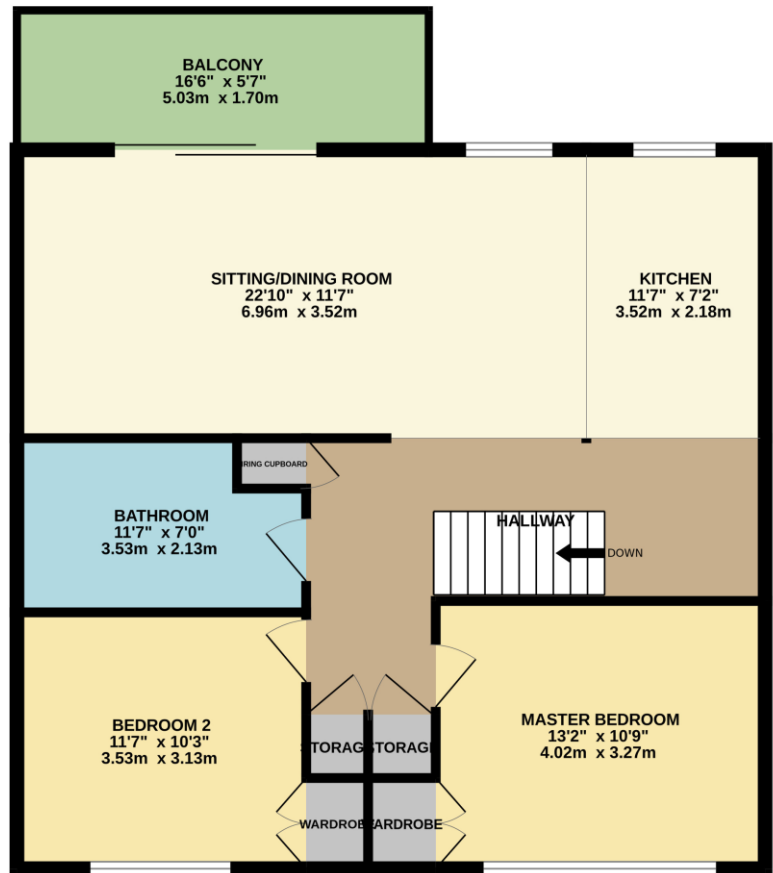
EPC rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

5TH FLOOR
57 sq.ft. (5.3 sq.m.) approx.



5TH FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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