



THE LIGHTHOUSE, WESTBRIDGE PARK, 24 WEST OVERCLIFF DRIVE, BOURNEMOUTH, DORSET, BH4

£750,000 LEASEHOLD

A truly unique and exceptionally well presented three bedroom apartment designed in the style of a lighthouse and set within a stunning development of privately owned homes in an elevated position on the West Overcliff. Westbourne is a short level walk away and offers a variety of popular shops, bars and restaurants whilst the beach is very nearby. The property enjoys stunning sea and Isle of Purbeck views making it the ideal home by the sea.

Designed in the style of a lighthouse | Three double bedrooms | Three bathrooms | Two reception rooms | Contemporary kitchen | Large roof terrace | Stunning sea and Isle of Purbeck views | Double underground garage

Westbourne | 01202 767633 |





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 stations which connect the Weymouth to London Waterloo South West train service.



DESCRIPTION

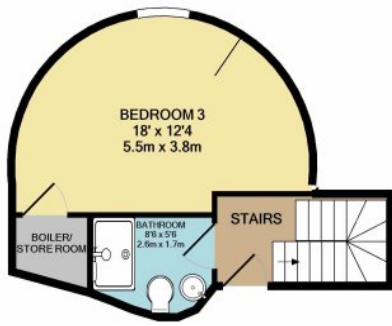
The Lighthouse is a very unique property which is set over five floors and adjoins a superbly presented and well maintained development of apartments which are set in an elevated position within a gated development on the West Overcliff.

There are three bright and spacious double bedrooms with built in wardrobes and an accompanying luxury bathroom which occupy a floor each on the lower ground, ground and first floor.

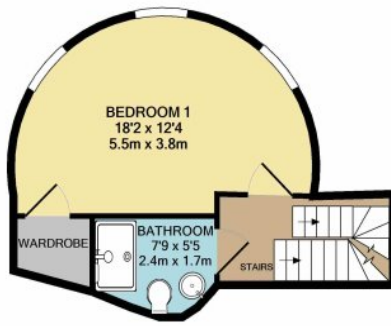
There is a generous kitchen diner on the second floor which is fitted with a contemporary range of base and eye level work units incorporating integrated appliances. There is ample space for a dining table.

A particular feature of the property is the lounge which is accessed via a staircase in the kitchen. The lounge benefits from 360 degree windows with far reaching panoramic sea views stretching from across the Isle of Purbeck. Double doors lead from the lounge on to the large private roof terrace which enjoys the same views with a high degree of seclusion.

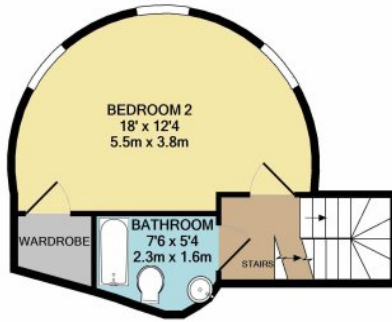
An underground double garage is conveyed with the property.



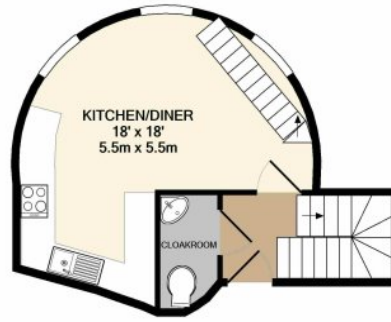
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)



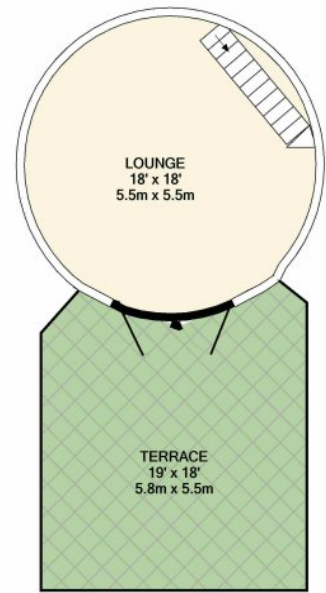
1ST FLOOR
APPROX. FLOOR
AREA 291 SQ.FT.
(27.1 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)



3RD FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 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.
Made with Makroplan ©2011

If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation

COUNCIL TAX BAND: F

TENURE: Leasehold – 115 Years

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £4053 pa £450 GR

AT A GLANCE

- Designed in the style of a lighthouse
- Three double bedrooms
- Three bathrooms
- Two reception rooms
- Contemporary kitchen
- Large roof terrace
- Stunning sea and Isle of Purbeck views
- Double underground garage