



WEST COAST, BEACON ROAD, BOURNEMOUTH, DORSET, BH2

£475,000 LEASEHOLD

A stunning three double bedroom second floor apartment located in an enviable position on the cliff top enjoying sea views in this Taylor Wimpey constructed development. The popular shops, bars and restaurants of Bournemouth are just a short walk away as are excellent transport links. The property views incredibly well with modern contemporary accommodation throughout.

Second floor | Three double bedrooms | Two contemporary bathrooms | Modern kitchen within open plan large lounge diner | Balcony with sea views | Further balcony with town views | Secure underground parking | Cliff top position | Minutes walk to Town Centre

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



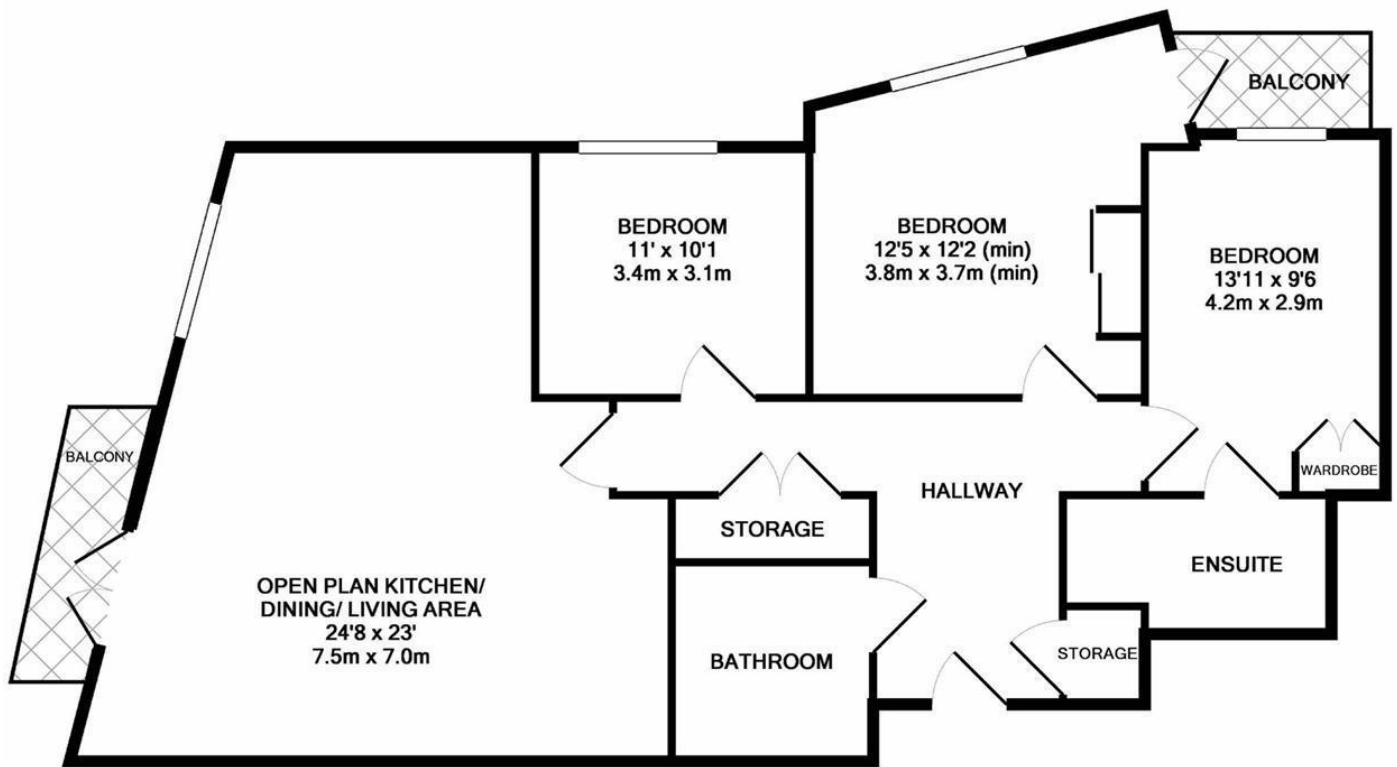
DESCRIPTION

The property is accessed through secure communal entrance doors with video entry system where stairs or lift provide access to the second floor landing where the apartment can be found.

The entrance hallway gives an immediate feeling of space upon entering the apartment and has a range of built-in storage cupboards. The kitchen is fitted in a contemporary style with a range of white high-gloss cupboard and drawer units with contrasting work surface areas and a range of quality built-in appliances. The kitchen area is open plan to the lounge diner and is an incredibly bright and spacious room with a balcony to the front aspect enjoying views over the town.

There are three double bedrooms with the master bedroom having fitted wardrobes and a fantastic balcony enjoying sea views. Bedroom two also has fitted wardrobes and a contemporary en-suite shower room comprising a double walk-in shower, a concealed cistern WC, a wall mounted wash hand basin and beautiful contrasting tiling. There is also a stunning bathroom in a matching style to the en-suite.

There is a secure underground parking area where a space is conveyed with this apartment.



TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.8 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
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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: E

TENURE: Leasehold – 145 Years remaining

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £1100 per annum

AT A GLANCE

- Second floor
- Three double bedrooms
- Two contemporary bathrooms
- Modern kitchen within open plan large lounge diner
- Balcony with sea views
- Further balcony with town views
- Secure underground parking
- Cliff top position
- Minutes walk to Town Centre

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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