



BAY VIEW, WEST CLIFF GARDENS, BOURNEMOUTH, DORSET, BH2

OIEO £300,000 SHARE OF FREEHOLD

Winkworth Estate Agents are pleased to offer for sale this beautifully appointed two bedroom character apartment with stunning sea views just moments away from the local beach as well as Bournemouth town centre. The property has been fully refurbished to a high standard by the current owners and benefits from two bathrooms, open plan kitchen/lounge/diner and bright sash windows.

Stunning Sea Views | Modern Fittings | Character Features | Close to Beach | Open Plan | Two Bathrooms | Sash Windows

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Westcliff area offers easy access 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 nearby 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.



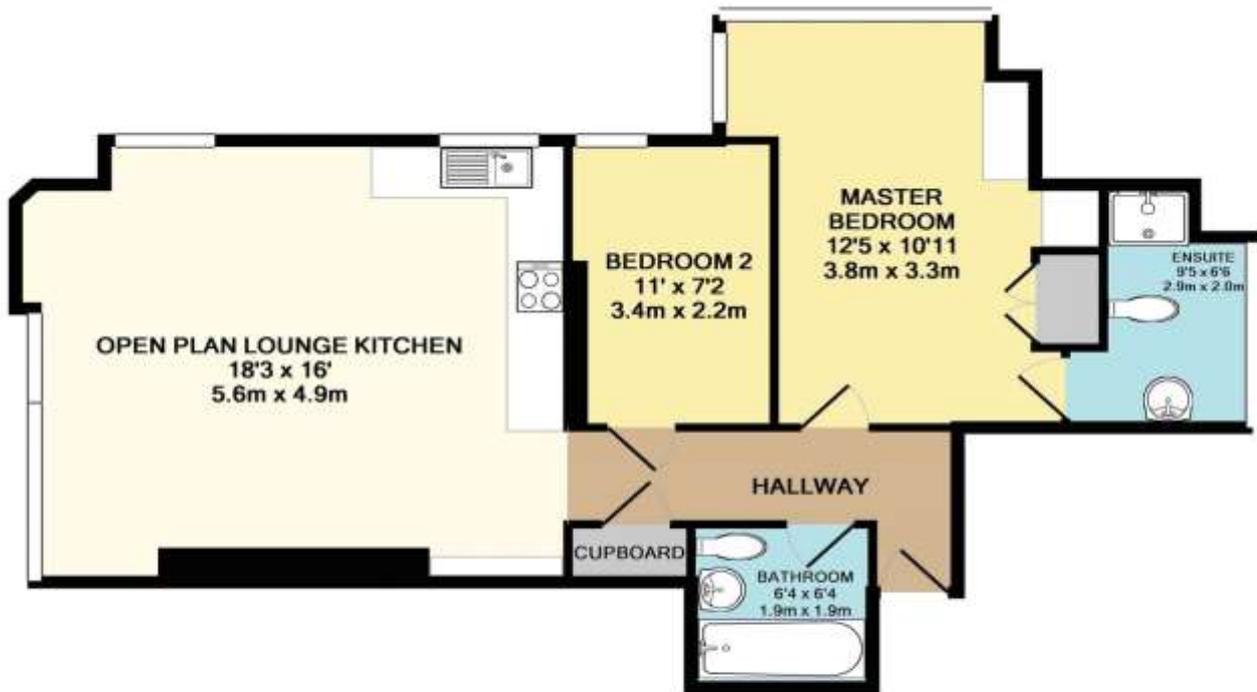
DESCRIPTION

The property is accessed via a secure well presented communal hallway where stairs lead to the door to the apartment itself. The entrance hallway includes a useful storage cupboard as well as doors to all principal rooms.

The open plan kitchen lounge diner is a particular feature of the apartment enjoying stunning sea views from the feature sash windows reaching as far as Old Harry Rocks and Studland Bay. The modern fitted kitchen includes a range of base and eye level work units with integrated appliances and also houses the combi boiler. There is ample space for a sizable dining table and chairs (pictured).

There are two bedrooms, the master has the added benefit of a dual aspect, fitted storage and a modern split level en suite shower room with a tiled shower cubicle, WC and wash hand basin. The main family bathroom has been beautifully fitted comprising panelled bath, WC and wash hand basin.

Viewing is highly recommended and the property is offered with no forward chain.



TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 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

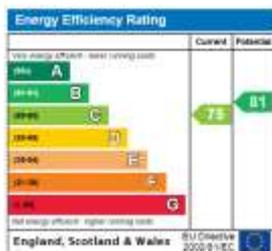
TENURE: Share of Freehold

LOCAL AUTHORITY: Bournemouth

SERVICE CHARGE: £1600 per annum

AT A GLANCE

- Stunning Sea Views
- Modern Fittings
- Character Features
- Close to Beach
- Open Plan
- Two Bathrooms
- Sash Windows



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