



## FLAT 63, WEST CLIFF STUDIOS, DURLEY GARDENS, BOURNEMOUTH, DORSET, BH2

**£100,000 LEASEHOLD**

A characterful ground floor studio apartment situated upon the Westcliff just minutes away from the clifftop as well as Bournemouth Town Centre. The property benefits from high ceilings, modern kitchen and bathroom, as well as being chain free. A perfect first time buy, holiday home or investment.

Studio Apartment | Raised Ground Floor | Chain Free | Many Periods  
Features | 0.2 miles from Cliff Top & Beach | 0.6 miles too Bournemouth  
Centre | Great First Time Buy, Holiday Home Or Investment

Westbourne | 01202 767633 |

**Winkworth**



## 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 postcode on [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)



## DESCRIPTION

The property is accessed via a communal hallway where well-presented communal hallways lead to a private entrance to the apartment itself. The hallway includes a storage cupboard as well as doors to principal rooms.

The studio room is bright and spacious with a high ceiling and ample space for a sofa, bed, wardrobe, drawers as well as a dining table and chairs.

The kitchen is fitted with a range of base and eye level work units with space and plumbing for a fridge and washing machine. The bathroom is part tiled and comprises a bath/shower, WC and wash hand basin.

Please note the property is sold with vacant possession.

GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 287 sq.ft. (26.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors 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:** A

**TENURE:** Leasehold 86 Years

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1440pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## AT A GLANCE

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