



**CORTMERRON, WEST CLIFF ROAD, WEST CLIFF, BOURNEMOUTH, DORSET, BH4**

**£289,950 SHARE OF FREEHOLD**

A beautifully presented and newly refurbished ground floor two double bedroom apartment situated just moments from the cliff top and award winning beaches whilst also being very close to the shopping facilities, coffee shops, bars and restaurants of Westbourne. The property provides bright contemporary accommodation throughout with a patio, garage and off road parking.

Newly refurbished | Two double bedrooms | Ground floor | Spacious triple aspect lounge diner | Lovely outlook over gardens | Contemporary kitchen | Luxury bathroom | Separate cloakroom | Garage | Close to Westbourne & Bournemouth

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Cortmerron is conveniently located between Alum Chine and Middle Chine beaches and benefits from being extremely close to the superb local bus routes.

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

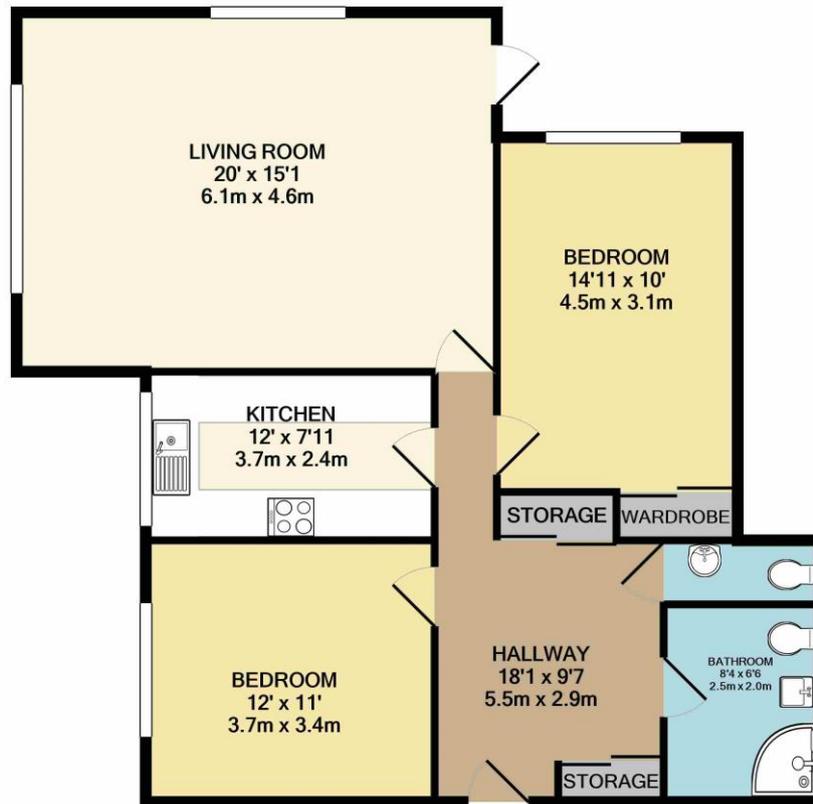
The apartment is situated on the ground floor which is accessed through well-presented communal hallways. A private front door then leads into the spacious entrance hallway. The hallway comprises a storage cupboard and has a large open feel whilst providing access to all principal rooms.

The bright triple aspect lounge diner is a good size with ample room for a dining table and a sofa suite and chairs, a large window overlooks the beautiful communal gardens and a door gives access onto a patio and in turn, the communal grounds.

Similarly to the living space, the kitchen is extremely well proportioned and is fitted with a range of base and eye level cupboard and drawer units in a contemporary style, has a full range of integrated appliances and enjoys a pleasant outlook over the gardens.

There are two double bedrooms with the master benefiting from a range of fitted wardrobes. There is also ample room in both for free standing furniture if required. The shower room is partially tiled and comprises a suite to include a low level WC, a wash hand basin with a large vanity unit below and a double separate shower cubicle. The apartment also has the added bonus of a separate WC.

Outside a garage is conveyed with the apartment with up and over door and there are visitor parking spaces.



TOTAL APPROX. FLOOR AREA 884 SQ.FT. (82.2 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:** D

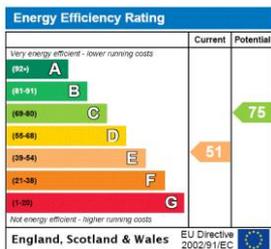
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1600 per annum

**AT A GLANCE**

- Newly refurbished
- Two double bedrooms
- Ground floor
- Spacious triple aspect lounge diner
- Lovely outlook over gardens
- Contemporary kitchen
- Luxury bathroom
- Separate cloakroom
- Garage
- Close to Westbourne & Bournemouth



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