



WESTBRIDGE PARK, WEST OVERCLIFF DRIVE, BOURNEMOUTH, DORSET, BH4

£490,000 SHARE OF FREEHOLD

A bright and spacious two double bedroom top floor apartment situated in this exclusive gated development on the West Cliff. Offered with vacant possession with modern contemporary fittings throughout.

Gated development | Top floor with lift | Two double bedrooms | Two modern bathrooms | Large lounge diner | Spacious kitchen | Sunny balcony | Double underground garage

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



DESCRIPTION

Welcome to this stunning top-floor apartment in a gated development in Westcliff, Bournemouth. This spacious property boasts two double bedrooms, two modern bathrooms, a large lounge diner, a spacious kitchen, and a sunny balcony.

The property also features a double underground garage, providing secure parking for your vehicles. Situated just 0.3 miles from the cliff top and beach, you can enjoy picturesque views and leisurely walks along the coast. Additionally, you are just a short, level walk away from the shops, bars, and restaurants in the vibrant town of Westbourne.



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Share of Freehold 110 year lease remains

LOCAL AUTHORITY: BCP

AT A GLANCE

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- Top floor with lift
- Two double bedrooms
- Two modern bathrooms
- Large lounge diner
- Spacious kitchen
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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