



West Overcliff Drive, Dorset, BH4

£495,000 *Share of Freehold*

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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.

KEY FEATURES

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



Westbourne

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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.



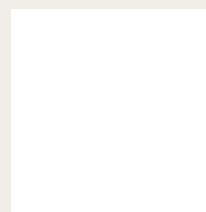


LOCATION

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

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WBN250330>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Tenure: Share of Freehold

Term: 109 years

Council Tax Band: F

EPC rating: C

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		



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.

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