



## Admirals Walk, Bournemouth, Dorset, BH2

£250,000 *Share of Freehold*

2  1  1 

A bright and modern 8th floor apartment with stunning sea views from every window situated on the West Cliff. Offering bright spacious accommodation throughout with easy access to the beach, good transport links and local amenities.

### KEY FEATURES

- Stunning sea views
- Eighth floor
- Large balcony
- Two double bedrooms
- Lounge diner
- Modern kitchen & bathroom
- Under ground garage & storage unit



Westbourne

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## DESCRIPTION

With breath taking, uninterrupted sea views from the eighth floor, this superb flat in the desirable West Cliff area offers a rare opportunity to embrace coastal living at its finest. Step out onto the large private balcony and soak up panoramic vistas across the coastline.

Inside, the property is finished in excellent condition, thoughtfully designed for both comfort and style. A spacious lounge diner creates an inviting atmosphere, filled with natural light and offering ample room for entertaining guests or unwinding after a day by the beach. The modern kitchen and bathroom are finished to a high standard, blending sleek contemporary fittings with practicality.

Two generous double bedrooms provide peaceful retreats, each with plenty of space for furnishings and storage. An underground garage and accompanying lockable storage unit ensures convenience and

peace of mind, a sought-after feature in this popular area.

Located within easy access of local amenities, residents also enjoy excellent transport links, making commuting or weekend trips a breeze. One of the outstanding features of this property is the direct access to the cliff top and beach via a private gate—offering effortless strolls along the shore and down to the water's edge. With the vibrant cafes, shops, and leisure destinations of West Cliff close at hand, everything needed for a comfortable, enjoyable lifestyle is right on your doorstep.





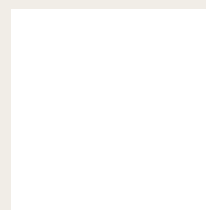
## LOCATION

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

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



<https://www.winkworth.co.uk/sale/property/WBN250509>

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:** 976 year and 0 months

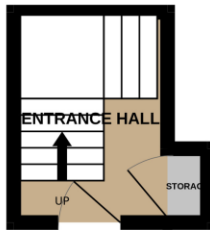
**Service Charge:** £5600 per annum

**Council Tax Band:** D

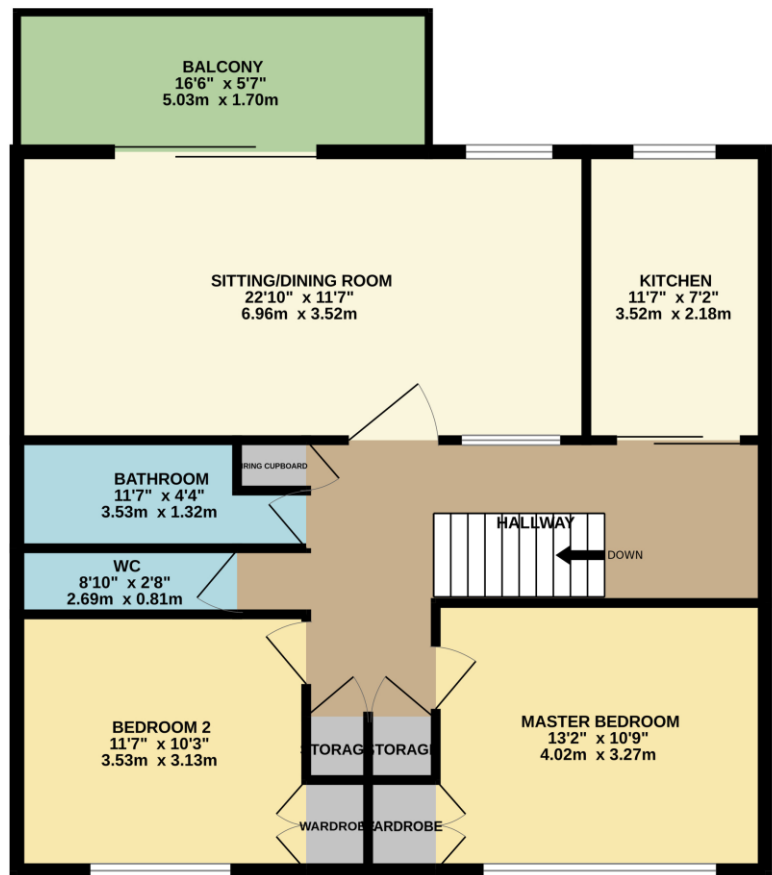
**EPC rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8TH FLOOR  
57 sq.ft. (5.3 sq.m.) approx.



8TH FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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