



WILTON PLACE, WEST CLIFF ROAD, BOURNEMOUTH, BH4

£325,000 SHARE OF FREEHOLD

An incredibly bright and spacious two bedroom second floor apartment which is situated in an enviable position close to the local amenities of both Westbourne & Bournemouth whilst also being near to the beach. The property is in good order throughout with good size accommodation and a large balcony. Offered with vacant possession.

Purpose built | Second floor | Two double bedrooms | Two bathrooms |
Fitted kitchen | Large lounge diner | Long enclosed balcony | Garage |
Close to the beach

Westbourne | 01202 767633 |

Winkworth



LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby 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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

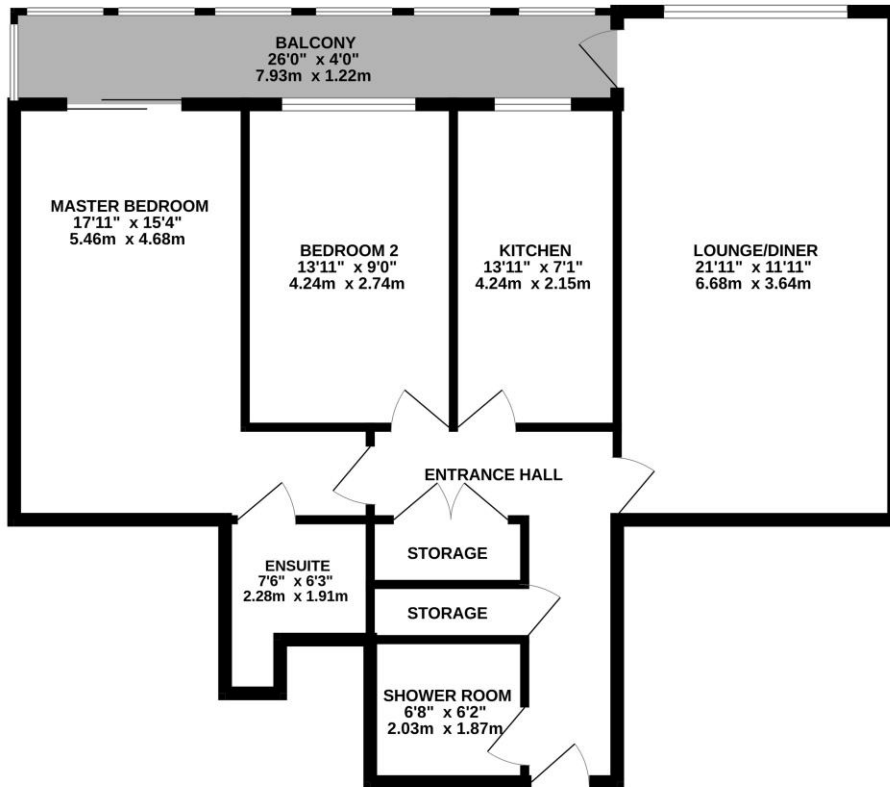
The property is situated on the second floor, which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hallway which runs the length of the apartment and houses an airing cupboard, a large storage cupboard and doors to principal rooms.

The bright and spacious lounge has ample room for dining table and enjoys tree views with a rear aspect. There is also access from the lounge out into the long enclosed balcony which benefits from a south aspect. The kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms, both with fitted wardrobes and matching bedroom furniture. The master bedroom has the added benefit of an ensuite shower room which is fully tiled with suite comprising WC, wash basin inset into a vanity unit and a walk-in shower. The family bathroom is also fully tiled with suite comprising of a WC and wash hand basin inset into a vanity unit and a double size walk in shower.

A garage is conveyed with the property.

SECOND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



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

TOTAL FLOOR AREA: 886 sq.m. (9570 sq.ft.) approx.
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COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

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