



## WEST CLIFF GARDENS, WEST CLIFF, BOURNEMOUTH, DORSET, BH2

### **£495,000 SHARE OF FREEHOLD**

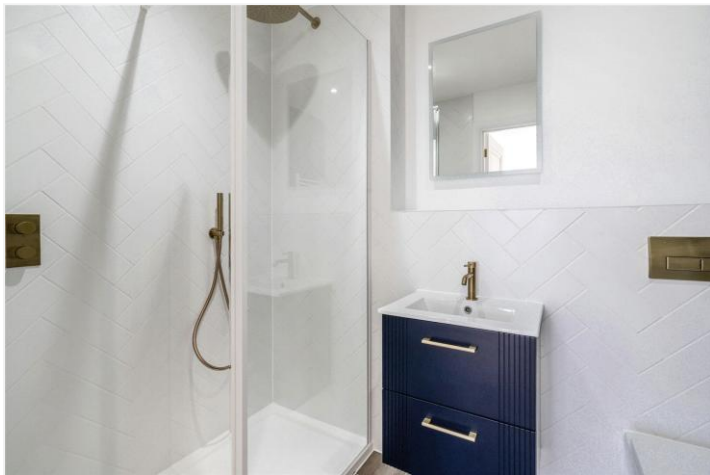
This brand new spacious ground floor apartment is situated directly on the cliff top on the West Cliff enjoying uninterrupted panoramic sea views. The accommodation includes two double bedrooms, an open plan lounge with fully fitted designer kitchen, a luxury en-suite shower room and fitted bathroom with stunning sanitary ware and porcelain tiles. The south facing patio overlooks the sea and there is underground resident's parking with electric charging points in the basement. Built by local award-winning builders AJC Group.

Prime cliff top location | Stunning brand new sea view ground floor apartment | Designer kitchen | Panoramic sea views | South facing patio enjoying uninterrupted views | Luxury bathroom & en-suite | Secure underground parking with electric charge points Short walk to Bournemouth town centre | New development of just 14 apartments

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy 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 and an extensive selection of leisure amenities.

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 accessed via either the secure communal entrance or from the underground parking where there is a lift or stairs to the ground floor hallways.

Located on the south east corner of the building, the apartment is incredibly bright and has a dual aspect with principle rooms enjoying views over the sea or the beautiful manicured grounds of the adjacent property.

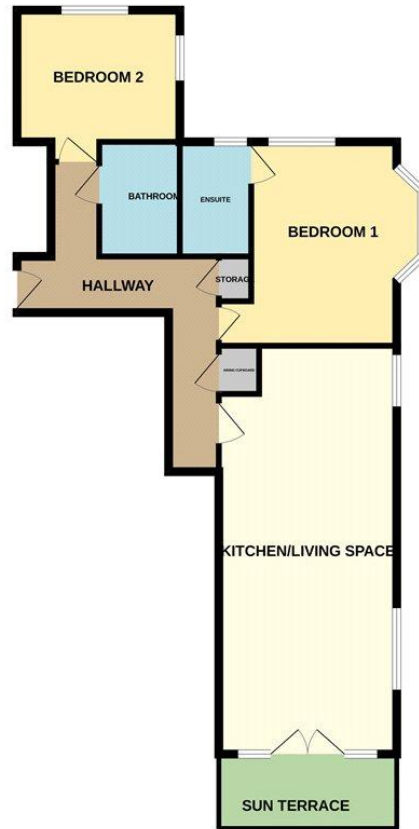
The lounge is open plan making this a sociable room with a designer fully fitted kitchen which includes premium integrated appliances, shaker style matt finish cupboard and drawer units and 20mm Quartz worktops. The lounge area opens onto the private southerly aspect balcony which enjoys panoramic uninterrupted sea views.

Both bedrooms are double rooms with the master benefiting from a luxury en-suite with premium porcelain tiles, a designer vanity unit and wall hung toilet.

There is also a stunning designer bathroom accessed from the hallway finished in a matching style to the en-suite with a bath and rain shower above.

There is resident's parking underground with a number of electric charging points. There is access from the development leading directly onto the cliff top and in turn, down to the award-winning sandy beaches. Bournemouth town centre and Westbourne Village are both within walking distance.

GROUND FLOOR  
826 sq.ft. (76.7 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*

**COUNCIL TAX BAND:** F

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP Council

**SERVICE CHARGE:** £1850 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## AT A GLANCE

- Prime cliff top location
- Stunning brand new sea view ground floor apartment
- Designer kitchen
- Panoramic sea views
- South facing patio enjoying uninterrupted views
- Luxury bathroom & en-suite
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