



West Cliff Road, Dorset, BH4

£280,000 *Share of Freehold*



An incredibly spacious two bedroom first floor apartment situated on the West Cliff. The property is in good order throughout with a large balcony and a garage.

KEY FEATURES

- First floor with lift
- Two double bedrooms
- Two bathrooms
- Large lounge diner
- Modern fitted kitchen
- Good storage
- Garage



Westbourne

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DESCRIPTION

Offered for sale with vacant possession, this superb first floor flat in Bournemouth combines generous proportions with a sought-after location. Situated within easy reach of the beach and just a level stroll to the vibrant heart of Westbourne, the property promises an enviable coastal lifestyle with an array of amenities close at hand.

The flat is serviced by a lift for convenient access and set within a well-maintained building. Inside, the accommodation is well-appointed, featuring two spacious double bedrooms—ideal for guests or family—served by two modern bathrooms. The expansive lounge diner is flooded with natural light, providing plenty of room for relaxing and entertaining, while the sleek, modern fitted kitchen offers ample storage and workspace for those who love to cook.

Storage will never be an issue, as the flat also provides excellent

cupboard space throughout. Step outside onto the large private balcony, perfect for enjoying a morning coffee or unwinding after a day at the neighbouring beach.

For added convenience, the property comes with its own garage, ensuring secure parking or additional storage options. Excellent transport links are easily accessible, making daily commutes or leisure travel simple and stress-free.

With its generous accommodation, modern features and prime location close to Westbourne and Bournemouth's golden sands, this property is an outstanding opportunity.





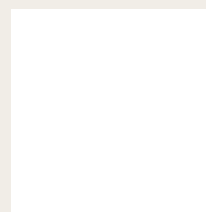
LOCATION

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/WBN260435>

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

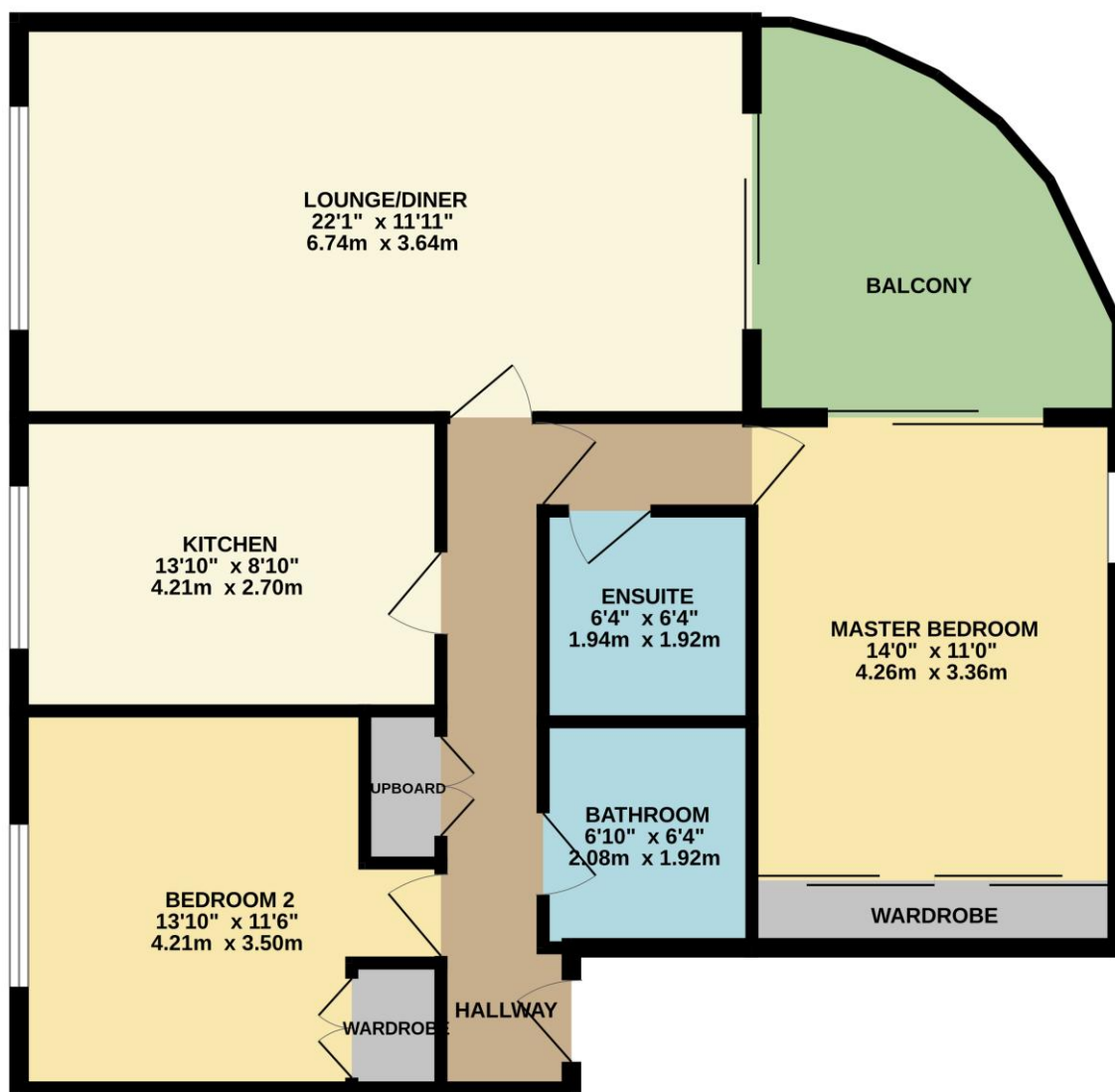
Service Charge: £1800 per annum

Council Tax Band: D

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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