



West Cliff Gardens, Dorset, BH2

£275,000 *Share of Freehold*

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A bright spacious and immaculately presented two double bedroom first floor apartment. Situated just moments from the cliff top and award-winning beach on the West Cliff of Bournemouth whilst also being close to good transport links and local amenities.

KEY FEATURES

- First floor
- Incredibly bright and spacious
- Two double bedrooms
- Modern kitchen & bathroom
- Character features throughout
- Moments from the beach



Westbourne

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DESCRIPTION

Set within the sought-after enclave of West Cliff Gardens, this beautifully presented apartment offers a rare blend of character and modernity. From the moment you enter, the property's charming period features are balanced seamlessly with contemporary finishes, creating a stylish home in excellent condition throughout.

Spanning approximately 66.7 sqm, the apartment boasts an incredibly bright and spacious atmosphere, owing to generous windows and thoughtful design. The modern kitchen and bathroom are finished to a high standard, providing practical luxury and comfort. Two good-sized double bedrooms offer flexible accommodation, ideal for couples, sharers, or those looking for a guest room or home office.

Located just a stone's throw from Westbourne and Bournemouth, residents can enjoy the best of Dorset's stunning south coast.

Westbourne, with its elegant Victorian architecture, boutique shops, and cosy cafés, offers a village-like ambience just minutes from the sea. This chic suburb is renowned for its independent eateries and peaceful gardens—perfect for leisurely strolls or relaxing with friends.





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

MATERIAL INFO

Tenure: Share of Freehold

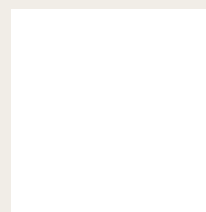
Term: 984 year and 0 months

Service Charge: £3000 per annum

Council Tax Band: B

EPC rating: D

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

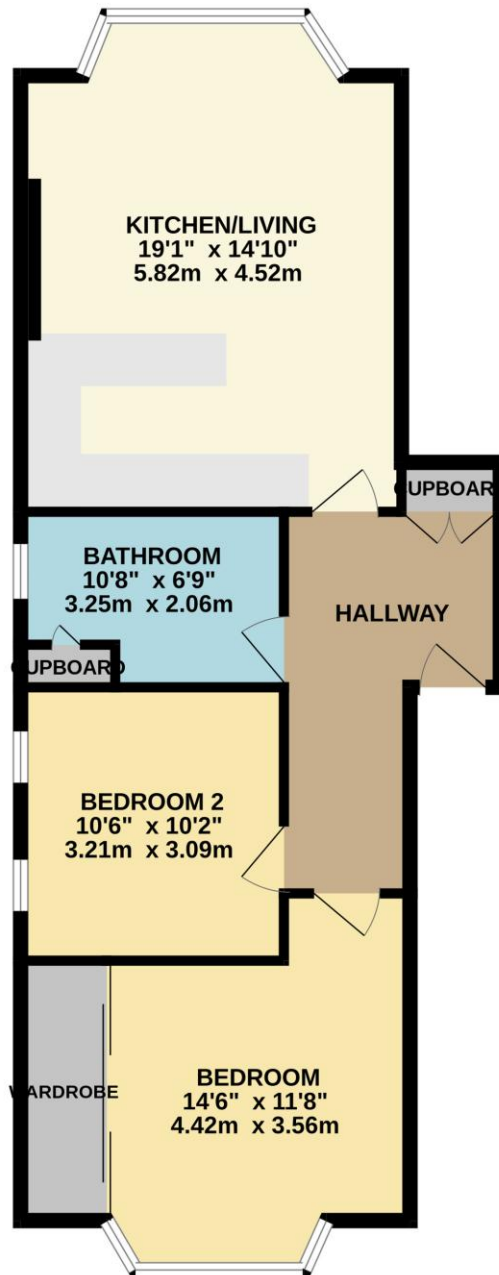


<https://www.winkworth.co.uk/sale/property/WBN250528>

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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