



RAYSLIFF, WEST CLIFF ROAD, BOURNEMOUTH, BH4

£335,000 SHARE OF FREEHOLD

A particularly spacious two bedroom two bathroom ground floor apartment conveniently positioned between Westbourne village as well as the award winning beaches at Middle Chine. The property itself benefits from a spacious lounge diner with direct access onto the south facing patio.

Two Bedrooms | Two Bathrooms | Ground Floor | Spacious
Accommodation | Ample Storage | South Facing Patio | Close to
Westbourne & Beach | Share of Freehold | Garage & Visitor Parking

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

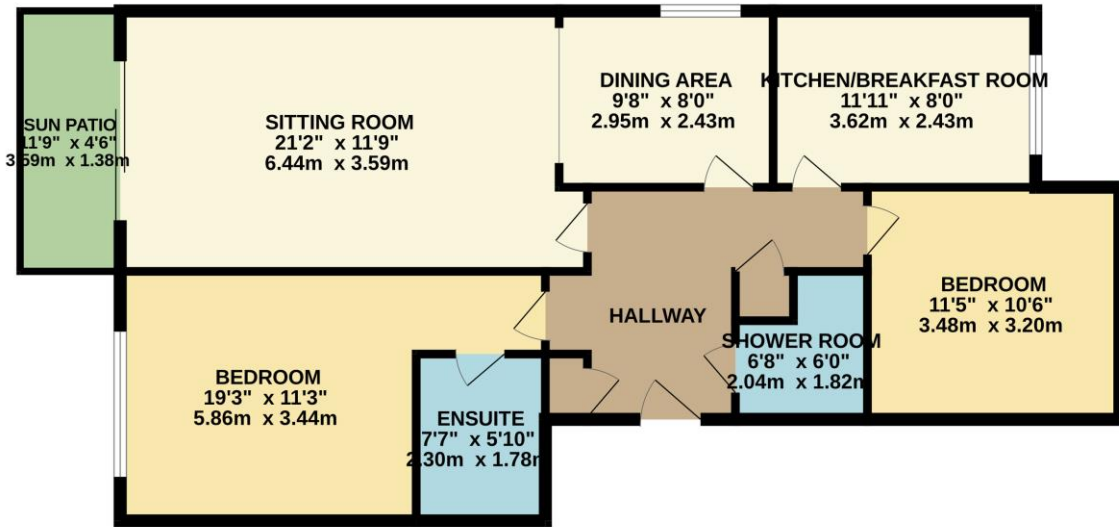
The property is accessed via a well presented communal hallway which leads through to the private entrance of the apartment itself. The hallway includes useful storage cupboards as well as doors to principal rooms.

The spacious lounge diner enjoys a dual aspect with direct access onto the south facing patio and exceptionally well presented communal gardens. The kitchen is fitted to include a range of base and eye level work units with an integrated fridge/freezer, gas hob, oven as well as the washer/dryer included as part of the sale.

There are two generous double bedrooms, the master of which benefits from a luxurious en suite bathroom comprising bath/shower, WC and wash hand basin. The second bedroom has ample room for additional furniture as required. The main shower room is partly tiled and includes a shower cubicle, WC and wash hand basin.

Outside there is an allocated garage conveyed with the property as well as plenty of visitor parking at the front of the building on a first come first served basis.

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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.
 Made with Metropix ©2023

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: D

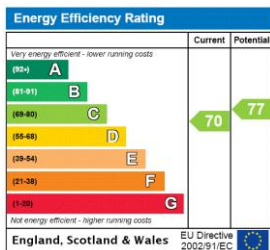
TENURE: Share of Freehold

LOCAL AUTHORITY: BCP Council

SERVICE CHARGE: £2060 per annum

AT A GLANCE

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Spacious Accommodation
- Ample Storage
- South Facing Patio
- Close to Westbourne & Beach
- Share of Freehold
- Garage & Visitor Parking



Westbourne | 01202 767633 |

