



## WEST CLIFF HOUSE, WEST CLIFF ROAD, WEST CLIFF, BOURNEMOUTH, DORSET, BH4

### **£300,000 SHARE OF FREEHOLD**

A bright and very spacious two bedroom first floor apartment set within a small purpose built development on the popular West Cliff road. The popular shops, bars and restaurants of Westbourne are a short level walk away as is the award winning beach. The property offers modern accommodation throughout with a balcony, garage and excellent storage.

Vacant possession.

Purpose built | First floor | Two double bedrooms | Large lounge diner |  
Two bathrooms | Balcony | Garage | Superb location

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

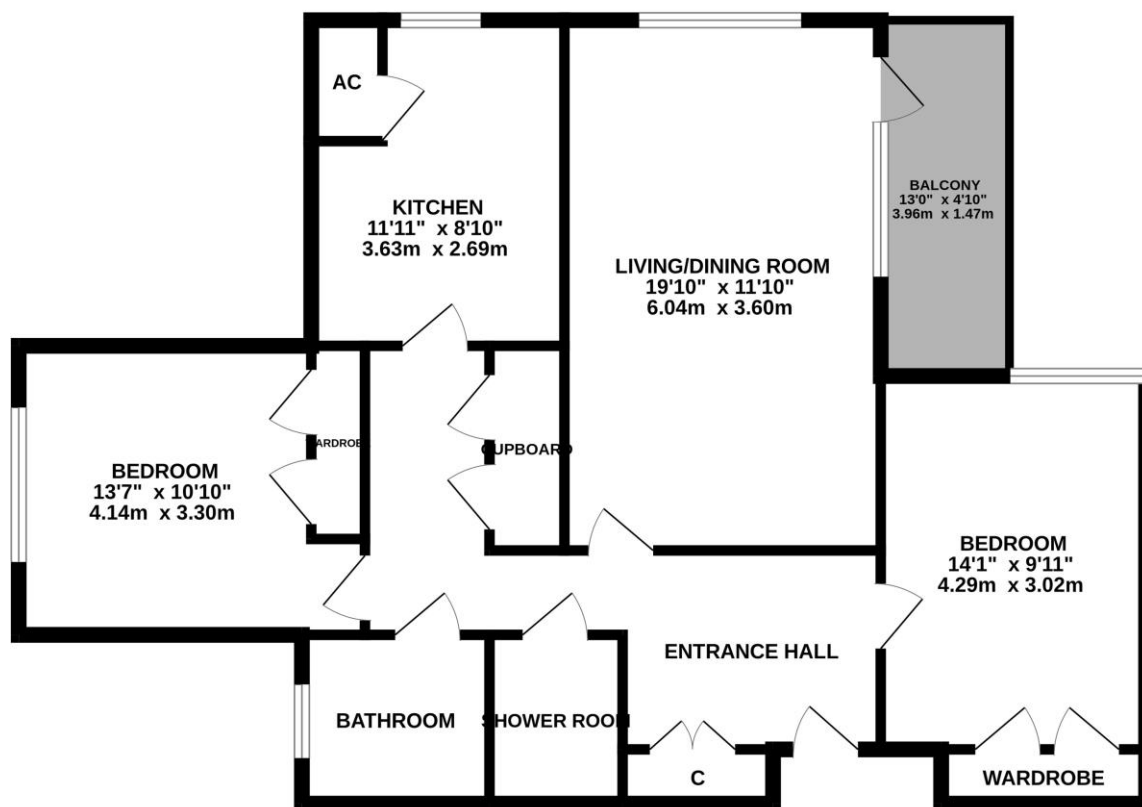
The apartment is situated on the first floor, which can be accessed via a flight of stairs through well presented communal hallways. A private front door leads into the entrance hall which houses three good size storage cupboards and doors to principal rooms.

There is a large lounge diner with dual aspect windows and a patio door which leads out onto the south facing balcony. There is also ample room for a sizeable dining table. The kitchen is fitted with a range of base and eye level high gloss white work units with space and plumbing for domestic appliances.

There are two good size double bedrooms, both enjoying fitted wardrobes with space for further freestanding furniture. There is a family bathroom with suite comprising of a WC, corner bath with shower above and wash and basin. There is also a shower in accessed by the entrance hall which benefits from WC, wash hand, basin and cubicle shower.

A garage is conveyed with the property.

GROUND FLOOR  
893 sq.ft. (83.0 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 : 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.  
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**COUNCIL TAX BAND: C**

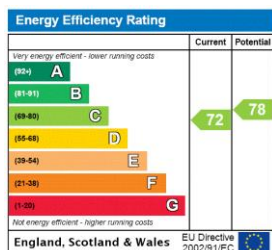
**TENURE:** Share of Freehold 982 year lease remains

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1940 per annum

## AT A GLANCE

- Purpose built
- First floor
- Two double bedrooms
- Large lounge diner
- Two bathrooms
- Balcony
- Garage
- Superb location



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