



## CARLTON GATE, WEST OVERCLIFF DRIVE, BOURNEMOUTH, DORSET, BH4

### £575,000 SHARE OF FREEHOLD

This spacious three double bedroom penthouse apartment is situated in a prime position on the West Overcliff being just a short walk away from the award winning sandy beaches at Durley Chine. Also nearby is Westbourne Village offering an excellent range of shops, bars and restaurants. The property is presented in immaculate condition throughout with bright and spacious accommodation, an incredibly large lounge diner, a southerly aspect balcony overlooking the communal gardens and two underground parking spaces.

Three double bedrooms | Penthouse apartment | Two bathrooms |  
Exceptionally spacious lounge diner | Fantastic views over beautifully  
maintained gardens | Southerly aspect balcony | Contemporary kitchen  
diner | Two underground parking spaces | Moments from sandy beaches

Westbourne | 01202 767633 |

**Winkworth**





## DESCRIPTION

The property is accessed via a secure communal entrance with telephone entry system which leads into the well maintained communal hallways where stairs or lift provide access to the top (2nd) floor landing where the apartment can be found. The entrance hallway has three storage cupboards, one of which is particularly large and contains the recently upgraded electric trip switches and another which is of a good size and houses the recently installed 'Vaillant' boiler and can be used as an airing cupboard if desired.

The lounge diner is a particular feature of this apartment measuring over 600 square feet and is incredibly bright with a southerly aspect sliding patio door leading out onto the private sun terrace which enjoys a fantastic outlook over the beautifully maintained communal gardens and wooded aspect beyond. There are a further two 'Velux' style opening windows flooding the room with light, one to the south and one to the westerly aspect, a feature fireplace with a stone surround and hearth and a wall mounted Smart TV. There is plenty of space to accommodate a large sofa suite as well as a sizeable dining table and chairs if required.

The kitchen has been refitted by the current owners and has a superb range of soft close cupboard and drawer units including large pan drawers, two corner under counter units with pull out storage systems making the best of the available space, a built-in stainless steel 'AEG' oven with a further built-in matching combination oven above, an inset five burner hob with stainless steel and glass cooker hood above, a tall integrated fridge freezer, an integrated 'AEG' dishwasher, a built in slimline wine cooler and instant boiling water tap. The kitchen is complimented with high-quality stone work surfaces, a breakfast bar area, underfloor heating, kickboard lighting and the room is incredibly bright thanks to a large southerly aspect 'Velux' style opening window.

The master bedroom is another spacious room with a feature diamond shaped window, a range of built-in wardrobes providing a mixture of hanging and shelving space and has a luxury en-suite shower room comprising 'his and hers' wall mounted wash hand basins with vanity units beneath, a low-level WC, a large corner shower cubicle with rain shower over and an additional handheld shower and two heated ladder style heated towel rails. The en-suite also has a matching diamond shaped feature window and a further 'Velux' opening window and in addition, has a laundry area including a washing machine, tumble dryer and a freezer as well as underfloor heating. The second bedroom is another large double room, again with a feature diamond shaped window, two further 'Velux' style opening windows and a range of built-in wardrobes. The third bedroom, also a double room benefits from a 'Velux' window and built in wardrobes. There is an additional family bathroom which includes a panel enclosed bath with shower attachment over, a wash hand basin with vanity unit, a concealed cistern WC and a corner shower cubicle.

All of the principal rooms have a huge amount of eaves storage areas and the vendors have fitted high-quality 'made to measure' shutters to the windows in all rooms. Outside, the communal grounds are incredibly well maintained and are mainly laid to lawn with seating areas and mature tree borders. Two secure underground parking spaces are conveyed with the apartment on the secure garage area.





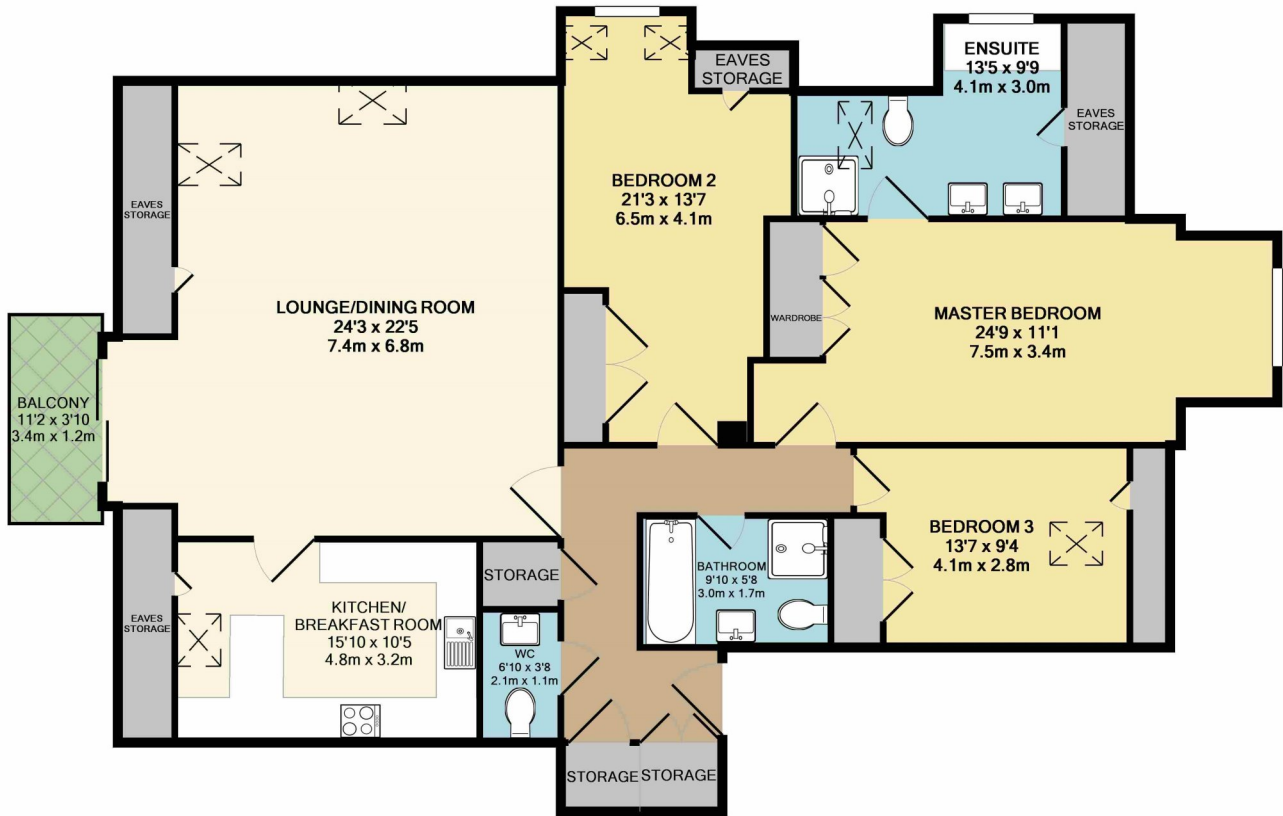
## LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag 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.

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.

*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 APPROX. FLOOR AREA 1686 SQ.FT. (156.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**COUNCIL TAX BAND:** G

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £2400 per annum

## AT A GLANCE

- Three double bedrooms
- Penthouse apartment
- Two bathrooms
- Exceptionally spacious lounge diner
- Fantastic views over beautifully maintained gardens
- Southerly aspect balcony
- Contemporary kitchen diner
- Two underground parking spaces
- Moments from sandy beaches

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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