



West Cliff Road, Dorset, BH2

£250,000 *Share of Freehold*



An incredibly well presented two-bedroom ninth floor apartment which is set in an enviable position just moments from the cliff top and beach on the West Cliff of Bournemouth. The property benefits from contemporary fittings and accommodation throughout and a south facing balcony which enjoys panoramic sea views.

KEY FEATURES

- Ninth floor
- Stunning sea views
- Two spacious bedrooms
- Bright Lounge diner
- Contemporary kitchen & bathroom
- Resident parking (two permits provided)
- Cliff top location



Westbourne

01202 767633 | westbourne@winkworth.co.uk



DESCRIPTION

The apartment is situated on the ninth floor which can be accessed via lift or stairs through well presented communal hallways. A private front door then leads into the entrance hall which runs the length of the apartment housing two cupboards, and doors to principal rooms.

The bright and spacious lounge diner is a particular feature of the property benefiting from dual aspect south & east facing windows, access onto an enclosed balcony which enjoys breathtaking sea views and there is ample space for dining table. The kitchen benefits from a range of base and eye level contemporary work units with space and plumbing for free standing appliances.

There are two spacious double bedrooms with the added benefit of fitted for wardrobes to both rooms. The bathroom is fitted with a suite comprising of a panelled bath with shower above and a wash hand

basin. There is a separate WC.

There is on-site resident parking.

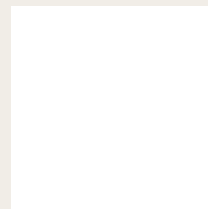




LOCATION

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

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



<https://www.winkworth.co.uk/sale/property/WBN250363>

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

Term: 966 year and 11 months

Service Charge: £3500 per annum

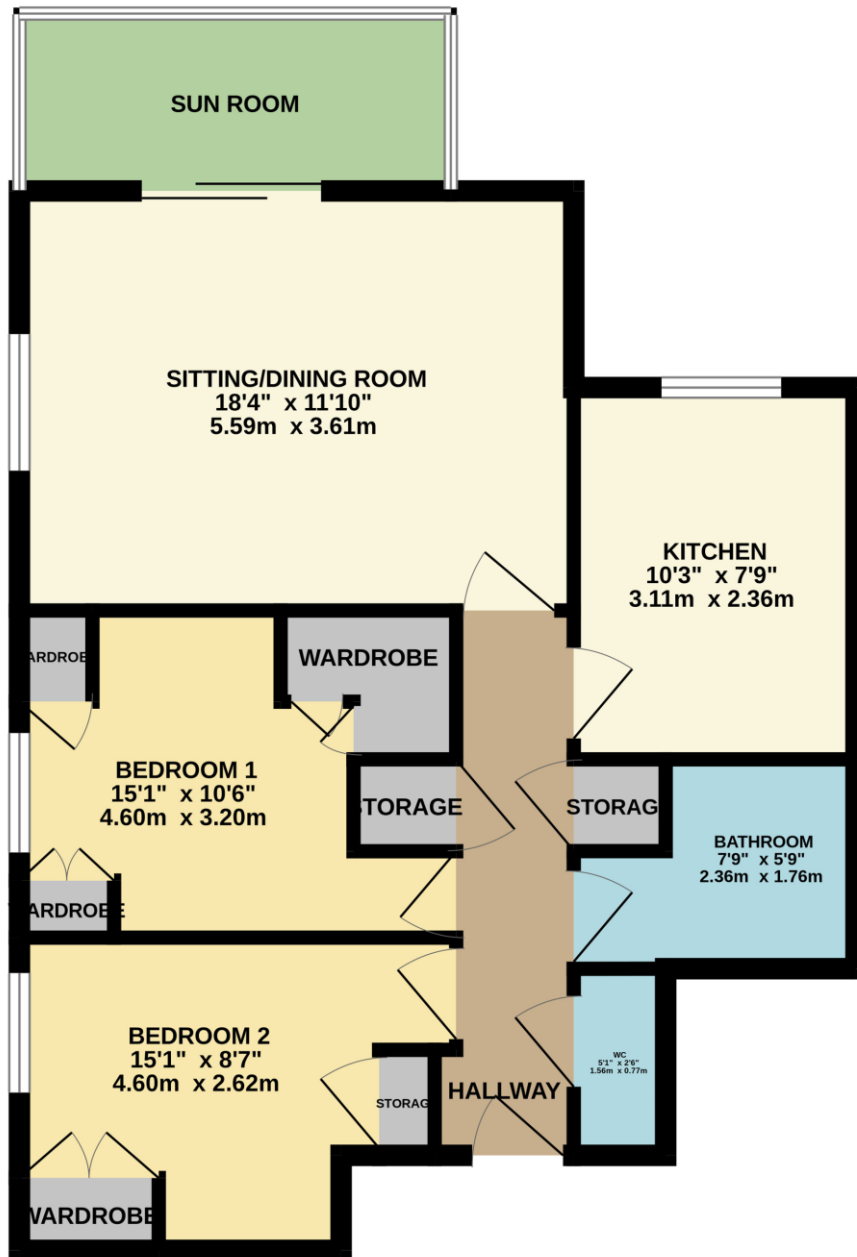
Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NINTH FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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.
Made with Metropix ©2026

Westbourne

01202 767633 | westbourne@winkworth.co.uk