



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

£335,000 SHARE OF FREEHOLD

An immaculately presented two double bedroom ground floor apartment. Situated a level walk away from Westbourne whilst being just 0.6 miles to the beach. Presented brilliantly throughout with modern spacious accommodation and beautiful garden views.

Ground floor | Two double bedrooms | Two modern bathrooms |
Contemporary kitchen fitted 2024 | Large lounge diner | Private balcony |
Garage with pitched roof storage | Direct garden views

Westbourne | 01202 767633 |

Winkworth



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.



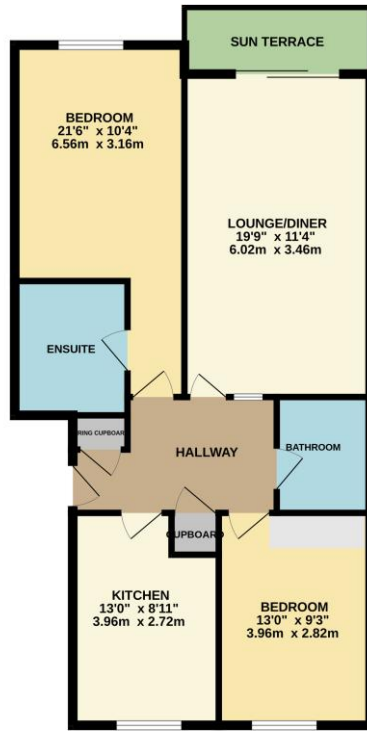
DESCRIPTION

Located in the sought-after West Cliff area of Bournemouth, this spacious ground floor flat is situated in a small purpose built development of privately owned apartments.

Boasting two generous sized double bedrooms and two contemporary bathrooms, this property is perfect for those looking for comfortable and stylish accommodation. The contemporary kitchen breakfast room is a particular feature of the property and there is a large lounge diner with access out to the private sun terrace which enjoys direct views over the landscaped communal gardens.

With a garage for parking which benefits from a tiled floor and a pitched roof which offers additional storage, this property is just a short walk away from the beach and the vibrant shops, bars, and restaurants of Westbourne.

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.
While 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 ©2025

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: E

TENURE: Share of Freehold 978 year lease remains

LOCAL AUTHORITY: BCP

SERVICE CHARGE: £2100 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AT A GLANCE

- Ground floor
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen fitted 2024
- Large lounge diner
- Private balcony
- Garage with pitched roof storage
- Direct garden views

Westbourne | 01202 767633 |

Winkworth