



## Milner Road, Dorset, BH4

£450,000 *Share of Freehold*



A bright, spacious and well presented top floor flat set within this gated development on the West Cliff. Comprising modern accommodation throughout with a high specification fittings. Situated in an enviable position on the West Cliff with easy access to the cliff top and beach.

### KEY FEATURES

- Gated development
- Top floor with lift
- Two double bedrooms
- Two modern bathrooms
- Contemporary kitchen with integrated appliances
- Large lounge diner
- Balcony



**Westbourne**

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## DESCRIPTION

Nestled within a prestigious gated development in the heart of West Cliff, this exceptional top floor flat offers a stylish and tranquil coastal lifestyle just moments from the sea. Immaculately presented in excellent condition throughout, the property features two spacious double bedrooms and two sleek, contemporary bathrooms, perfectly suited for modern living. A sunny balcony with tree views from the master bedroom.

The light-filled open-plan lounge and dining area provides a generous space to relax or entertain. The contemporary kitchen boasts integrated appliances and a sophisticated finish, designed to make both everyday living and entertaining a pleasure.

Residents benefit from secure lift access and the convenience of a private garage within the gated grounds, ensuring peace of mind and

plenty of storage. The flat's enviable position is just 250 metres from the cliff top and golden beaches, offering the ultimate in coastal living. Enjoy a gentle stroll to Westbourne, renowned for its vibrant array of cafés, restaurants, boutique shops and essential amenities. Excellent transport links connect you seamlessly to the wider area, while picturesque walks along the famous coastline await.

Opportunities like this rarely come to market in such a sought-after location.







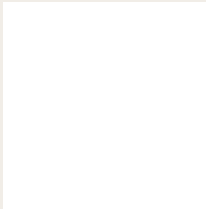
### LOCATION

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

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



<https://www.winkworth.co.uk/sale/property/WBN250536>

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:** 986 years
- Service Charge:** TBC
- Ground Rent:** £ 0 PA
- Council Tax Band:** F
- EPC rating:** C

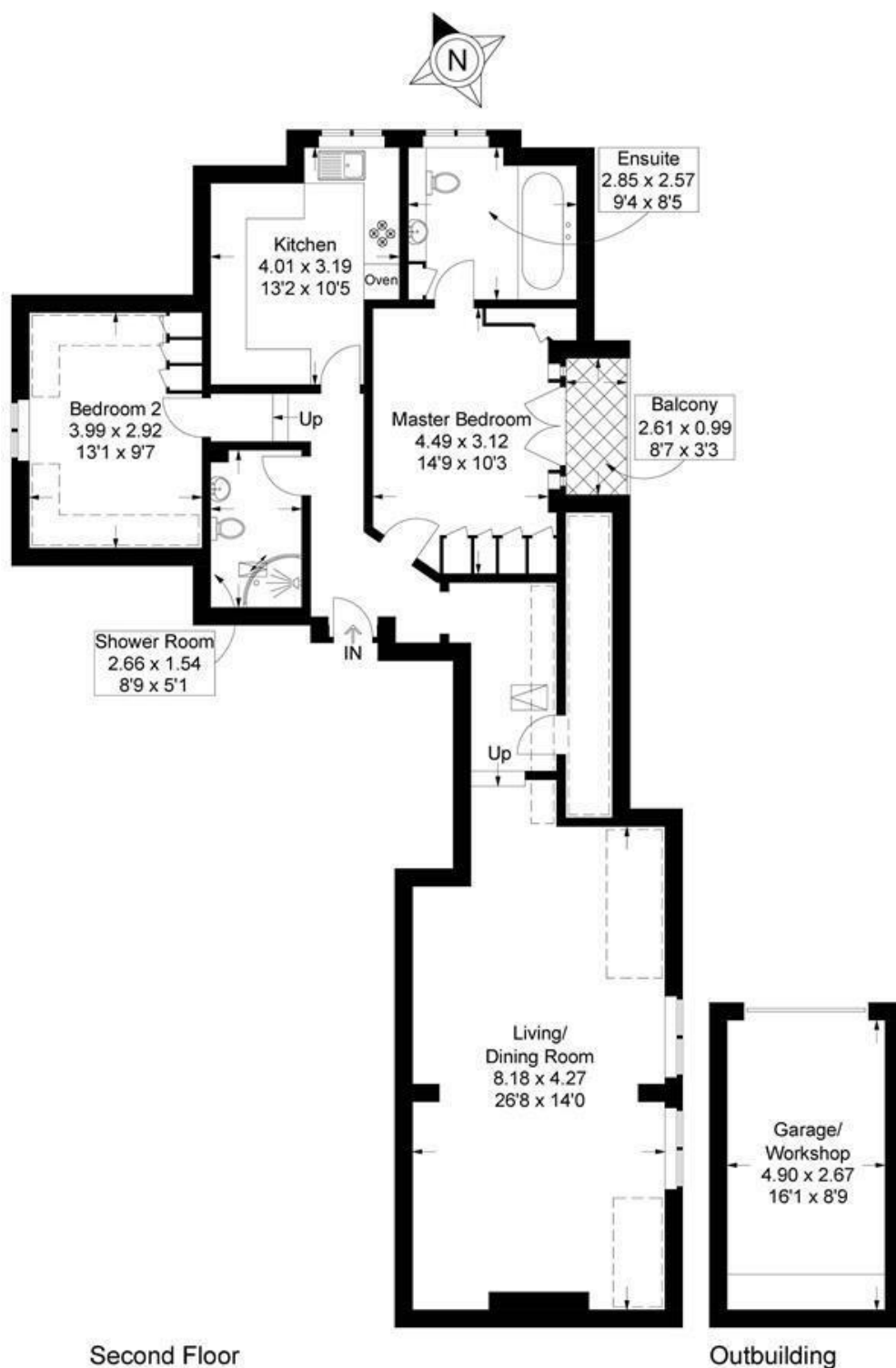
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Sheraton Park, Milner Road, Bournemouth

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft

Outbuilding = 13.4 sq m / 144 sq ft

Total = 116.5 sq m / 1254 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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