



## WESTBRIDGE PARK, WEST OVERCLIFF DRIVE, BOURNEMOUTH, BH4

### **£750,000 SHARE OF FREEHOLD**

Westbridge Park is a modern gated development in an enviable position on the West Cliff of Bournemouth. Finished to an exacting standard with bright and spacious accommodation throughout and within easy reach of Westbourne, good transport links and the beach.

Gated purpose built development | Three double bedrooms with fitted wardrobes | Two contemporary bathrooms | Large lounge diner | Modern fitted kitchen | Balcony & private patio | Underground double garage | Underfloor heating throughout

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag sandy 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 and an extensive selection of leisure amenities.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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.





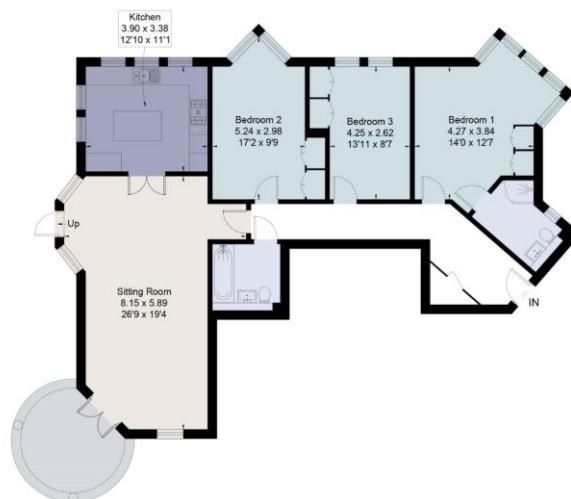
## DESCRIPTION

Located in the desirable West Cliff area, this spacious three bedroom property is part of a gated purpose built development. Boasting three double bedrooms with fitted wardrobes, two contemporary bathrooms, a large lounge diner, and a modern fitted kitchen, this home is perfect for those seeking modern living in a convenient location.

With a balcony and private patio, residents can enjoy outdoor space, while the underground double garage provides secure parking. Underfloor heating throughout ensures comfort and warmth all year round.

Positioned extremely close to the beach, this property offers the perfect blend of coastal living and urban convenience. A level walk to shops, bars, and restaurants in Westbourne, as well as easy access to good transport links, makes this home an ideal choice for those wanting to be close to amenities.

Offered for sale, this 1313sqft property is ready to view and offered with vacant possession.



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @ricvalis-group.com #07230

*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:** G

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £4975 per annum

## AT A GLANCE

- Gated purpose built development
- Three double bedrooms with fitted wardrobes
- Two contemporary bathrooms
- Large lounge diner
- Modern fitted kitchen
- Balcony & private patio
- Underground double garage
- Underfloor heating throughout

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