



West Cliff Road, Dorset, BH4

£450,000 *Share of Freehold*



A beautifully presented three bedroom apartment which is situated a short level walk from Westbourne whilst also being close to the beach and good transport links. The property has been completely refurbished by the current owner and offers modern accommodation throughout.

KEY FEATURES

- Second floor with lift
- Three double bedrooms
- Two reception rooms
- Two modern bathrooms
- Contemporary kitchen
- Sunny balcony
- Garage



Westbourne

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DESCRIPTION

Nestled in the highly sought-after West Cliff area, this beautifully presented second floor flat enjoys an enviable position just moments from the golden sands of the nearby beach. Served conveniently by a lift, the property exudes both comfort and style, boasting over 1,040 sqft of well-proportioned living space, offered in excellent condition throughout.

The spacious interior comprises three generous double bedrooms, perfect for family living or visiting guests. Two modern bathrooms have been thoughtfully designed with contemporary fittings, ensuring both luxury and practicality. The heart of the home is a sleek, contemporary kitchen featuring quality appliances—ideal for culinary enthusiasts.

Two inviting reception rooms provide flexible living and entertaining

areas, enhanced by abundant natural light. From here, patio doors open onto a sunny balcony—a delightful spot to enjoy your morning coffee or an evening sunset with views across the local neighbourhood.

The flat further benefits from a private garage and driveway, providing secure parking and additional storage, rarely found in such a central location. Outside, West Cliff's charm continues with a level stroll to the fashionable shops, cafés, and amenities of Westbourne Village. Residents will also appreciate excellent transport links, which offer swift and easy access to Bournemouth town centre and beyond.

With the vendor already suited, this is an exceptional opportunity to secure a spacious, contemporary home in a thriving and ultra-convenient coastal setting.





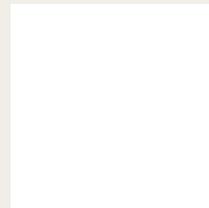
LOCATION

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

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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: 982 years

Service Charge: £3260 per annum

Council Tax Band: E

EPC rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 97.0 SQ.M. (1044 SQ.FT.)

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.
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