



**FAVERSHAM, WEST CLIFF ROAD, BOURNEMOUTH, BH4**

**£495,000 SHARE OF FREEHOLD**

This ground floor three bedroom apartment has been fully refurbished by the current owner and presents brilliantly with bright modern accommodation throughout and direct views over the communal gardens from the large private patio area. Situated in an enviable position just a short level walk to both Westbourne and Bournemouth with the beach and good transport links very nearby.

Ground floor | Three double bedrooms | Large lounge diner | Contemporary kitchen | Two new bathrooms | Large south facing private patio | Gated garage area

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby 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.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes 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

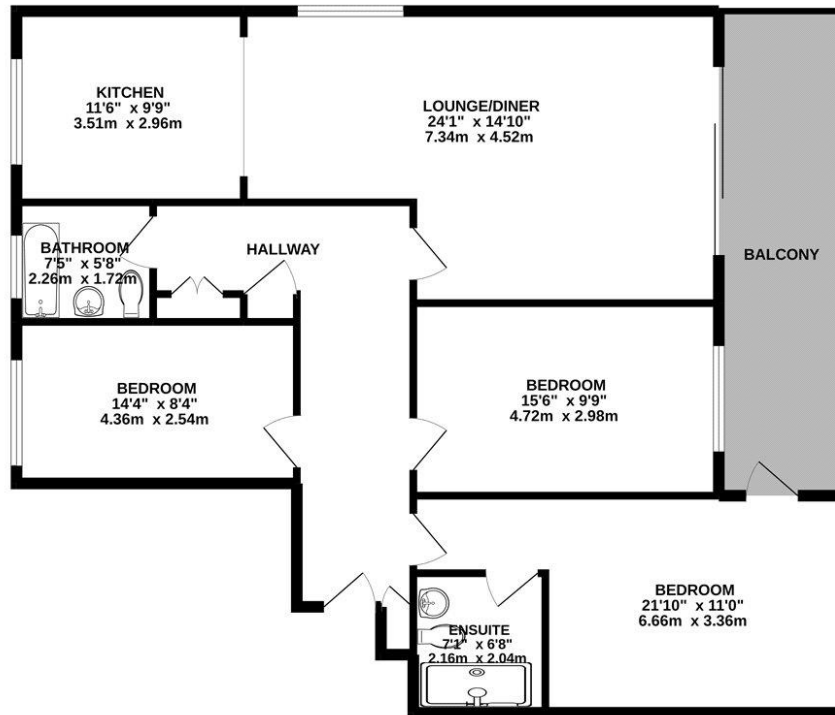
The property occupies a corner position on the ground floor and is accessed via well presented communal hallways. A private front door leads into the entrance hall which runs the length of the apartment houses two storage cupboards and an airing cupboard with space and plumbing for a washing machine and doors to principal rooms.

The bright and spacious lounge diner is a particular feature of the property enjoying dual aspect windows and sliding patio doors which lead out onto the large south facing private patio. There is ample room for a dining table and there is a fully fitted media station which is currently arranged with a wall hung television. The contemporary kitchen is open plan to the lounge and is fitted with a range of base eye level work units with integrated appliances and a breakfast bar area as well as a large window to front aspect.

There are three double bedrooms in total, one which is currently arranged as a study. All the bedrooms have room for freestanding furniture and the master bedroom has the added benefit of a new contemporary fitted ensuite shower room with access onto the private patio and views over the communal gardens. There is also a new family bathroom with suite comprising of a panelled bath, low-level WC, pedestal wash hand basin.

The garage is conveyed with the property and is situated in the gated parking area towards the rear of the property which is accessed via Westover Cliff Drive.

GROUND FLOOR  
1145 sq.ft. (106.4 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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*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

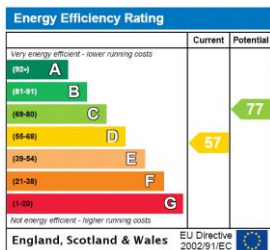
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2500 per annum

**AT A GLANCE**

- Ground floor
- Three double bedrooms
- Large lounge diner
- Contemporary kitchen
- Two new bathrooms
- Large south facing private patio
- Gated garage area



Westbourne | 01202 767633 |

