



**FARRINGTON, WEST CLIFF ROAD, BOURNEMOUTH, BH4**

**£450,000 SHARE OF FREEHOLD**

An incredibly spacious third floor apartment set in an enviable position on the West Cliff. Situated just a short level walk to Westbourne whilst also being close to the award winning beach and good transport links. The property offers bright well presented accommodation throughout with a sunny balcony, good storage and a garage.

Third floor | Two double bedrooms | Two bathrooms | Two reception rooms | Sunny balcony | Fully fitted kitchen | Good storage | Garage | Close to Westbourne & the beach

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 apartment is situated on the third floor which can be accessed via a lift or stairs through well presented communal hallways. A private front door leads into the entrance hall which runs the length of the property, houses two large storage cupboards and doors to principal rooms.

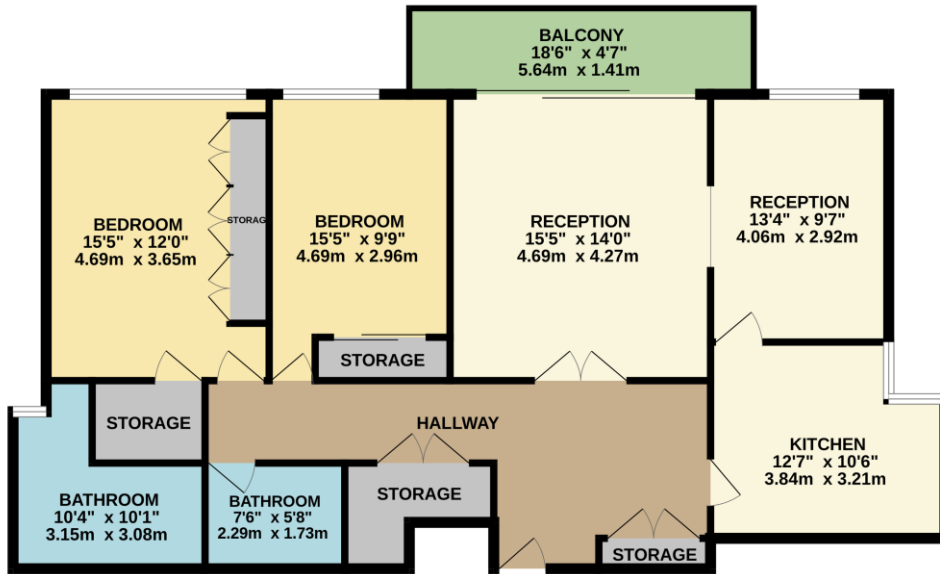
From the hallway French doors lead through into the lounge which enjoys views of the stunning communal gardens through sliding patio doors which also give access onto the large sunny balcony. The dining room is accessed via either the lounge or the kitchen and there is ample space for sizeable table. The kitchen is fitted with a range of base & eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms both with fitted wardrobes and south facing windows which look out over the communal gardens. The master bedroom has the added benefit of a large walk-in wardrobe and an ensuite bathroom with suite comprising of a bath, WC and wash hand basin inset into a vanity unit and a walk-in shower. The family bathroom comprises of a suite to include a double size walk-in shower, WC and wash hand basin inset into a vanity unit.

A garage is conveyed with the property.

Farrington boasts exceptional landscaped communal gardens which are well established with trees shrubs and flower borders.

GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.  
Whilst 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.  
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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**

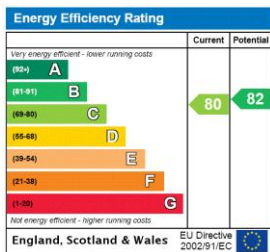
**TENURE:** Share of Freehold 978 year lease

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £2890 per annum

**AT A GLANCE**

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- Two double bedrooms
- Two bathrooms
- Two reception rooms
- Sunny balcony
- Fully fitted kitchen
- Good storage
- Garage
- Close to Westbourne & the beach



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