



## ST ANTHONYS, WEST CLIFF ROAD, WEST CLIFF, BOURNEMOUTH, DORSET, BH4

### **£299,950 SHARE OF FREEHOLD**

A superbly presented and bright three bedroom apartment set in an enviable position on the Westcliff which boasts award winning beaches whilst being a short level walk to both Westbourne & Bournemouth and near to good travel connections.

Third floor | Three bedrooms | Lounge diner | New kitchen | Modern bathroom | Sunny balcony | Secure parking | Close to the beach

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.



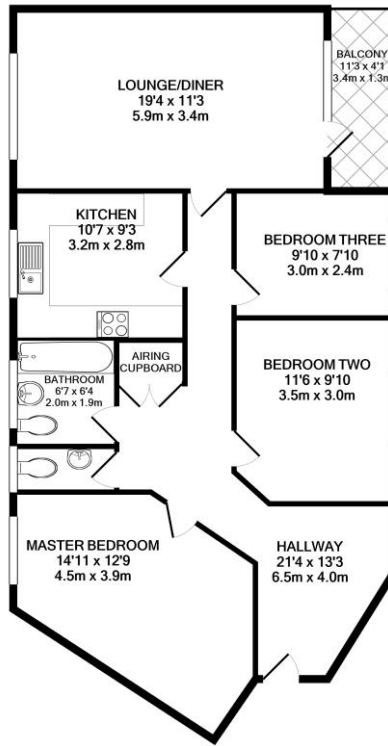
## DESCRIPTION

The property is situated on the third floor which can be accessed via lift or stairs through well presented communal hallways. A private front door then leads into the bright and welcoming entrance hall which houses an airing cupboard and doors to principal rooms.

There is a large lounge diner with dual aspect windows and a patio door which leads out onto the south facing balcony. A new kitchen has been fitted and benefits from a range of high white gloss base and eye level work units with space and plumbing for domestic appliances.

There are three generous bedrooms with the master being an especially good size. Bedroom two has fitted wardrobes and there is room for further freestanding furniture. The family bathroom is fully tiled and comprises a suite to include the WC, wash hand basin and panelled bath with shower above. There is also a separate cloakroom which could be utilised as an ensuite shower room to the master bedroom.

And underground parking space is conveyed to the property.



TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.7 SQ.M.)  
 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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*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*

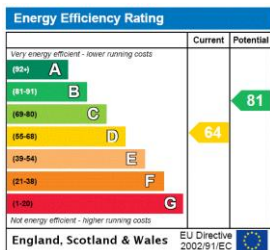
**COUNCIL TAX BAND: D**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

- Third floor
- Three bedrooms
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- New kitchen
- Modern bathroom
- Sunny balcony
- Secure parking
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