



**CLIFF WALK, WEST CLIFF ROAD, BOURNEMOUTH, BH4**

**£265,000 SHARE OF FREEHOLD**

A superbly presented two double bedroom ground floor apartment which has been completely refurbished by the current owner and now comprises of modern, contemporary accommodation throughout and a south facing balcony which overlooks the communal gardens. The property is situated just a short walk to the beach whilst also being near to the leisure and shopping facilities of Westbourne & Bournemouth. Offered with vacant possession.

Ground floor | Two double bedrooms | Two bathrooms | Large lounge | Dining area | South facing balcony | Garage

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



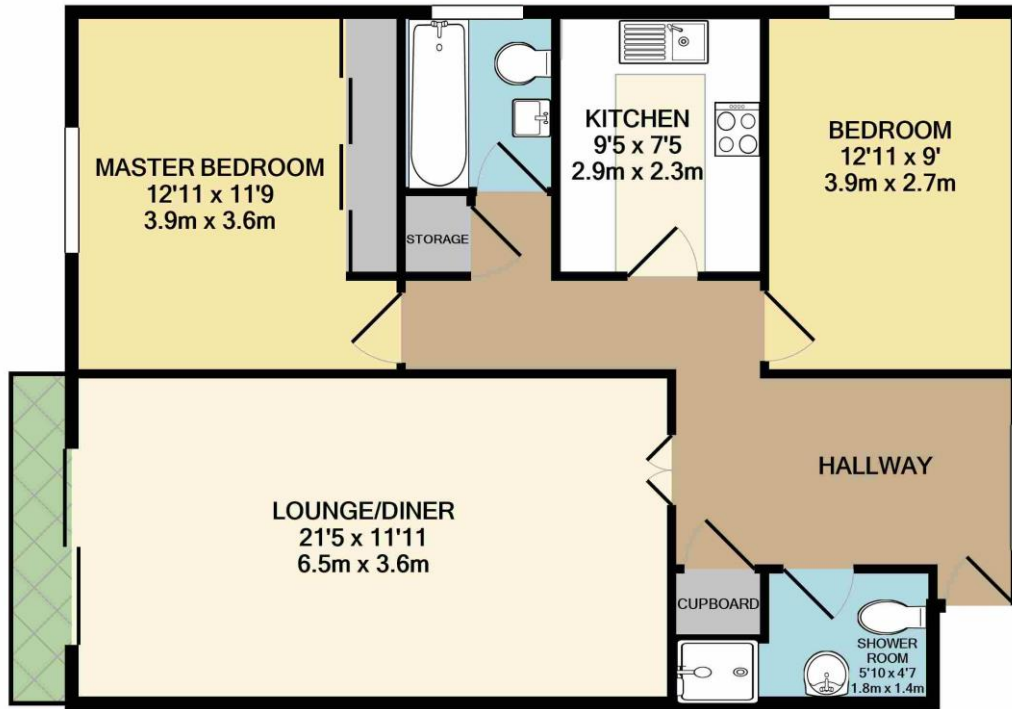
## DESCRIPTION

The property is situated on the ground floor and can be accessed via a communal entrance with well presented communal hallways.

A private front door then leads into the spacious entrance hall which is currently arranged as a dining room and study area benefiting from hard flooring which also runs into the lounge. The lounge is a particular feature of the property being especially bright with a south aspect and enjoying views over the communal gardens through sliding patio doors which lead out onto the balcony. The balcony has a glass and steel balustrade with a gate leading out to the well maintained communal garden.

There are two good size double bedrooms with fitted wardrobes to the master bedroom and these are serviced by a contemporary tiled bathroom with suite comprising WC, wash hand basin inset into vanity unit and a bath with a wall mounted power shower and glass screen. There is also a further shower room which is accessed via the entrance hall with suite comprising of a WC, wash hand basin and cubicle shower.

A garage is conveyed with the property with further visitor parking.



TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.2 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*

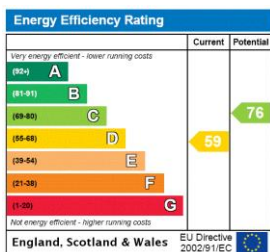
**COUNCIL TAX BAND:** C

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

### AT A GLANCE

- Ground floor
- Two double bedrooms
- Two bathrooms
- Large lounge
- Dining area
- South facing balcony
- Garage



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