



WILTON PLACE, WEST CLIFF ROAD, BOURNEMOUTH, BH4

£325,000 SHARE OF FREEHOLD

A beautifully presented, bright and spacious two bedroom ground floor apartment set within a purpose built development which is situated on the West Cliff, just a short walk away from Westbourne and the award winning beach. The property has been redecorated throughout and benefits from modern accommodation and new carpets. Offered with vacant possession.

Purpose built | Ground floor | Two double bedrooms | Large lounge diner
| Two modern bathrooms | Kitchen breakfast room | Spacious westerly
balcony | New carpets | Garage | No chain

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

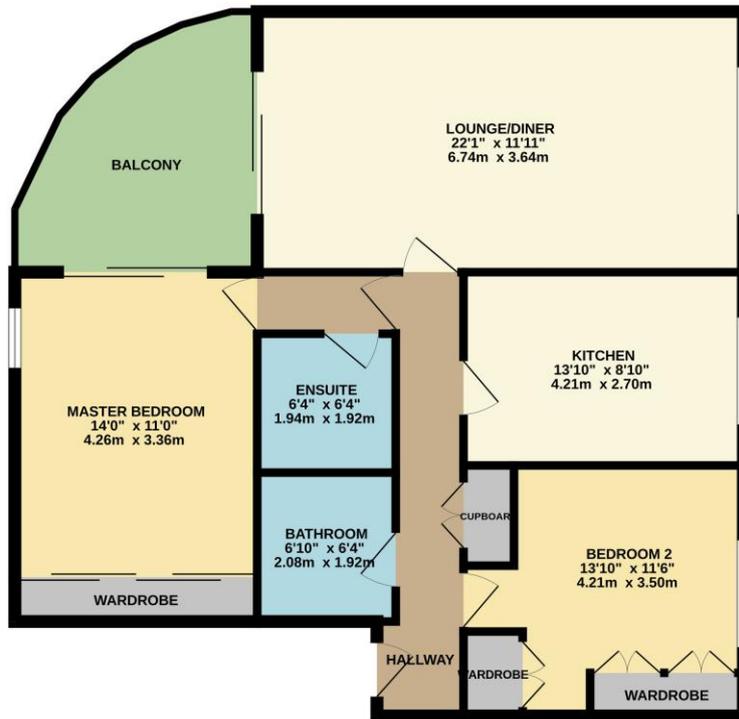
The apartment is situated on the ground floor and is accessed via a communal entrance with well presented communal hallways. A private front door leads into the entrance hallway which houses a large storage cupboard and doors to principal rooms.

There is an incredibly spacious lounge which has ample room for a dining table and benefits from dual aspect windows and sliding patio doors which lead out onto the spacious balcony. The kitchen breakfast room is a good size and benefits of a range of base & eye level work units with integrated appliances and a breakfast bar.

There are two generous double bedrooms both with fitted wardrobes and room for further freestanding furniture. The master bedroom has the added benefit of a contemporary ensuite shower room. There is a further bathroom accessed via the hallway.

A garage is conveyed with the property.

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

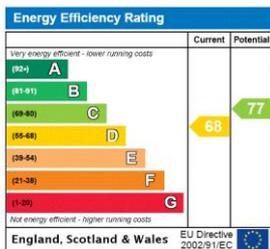
COUNCIL TAX BAND: D

TENURE: Share of Freehold

LOCAL AUTHORITY: BCP

AT A GLANCE

- Purpose built
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