



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

**£275,000 SHARE OF FREEHOLD**

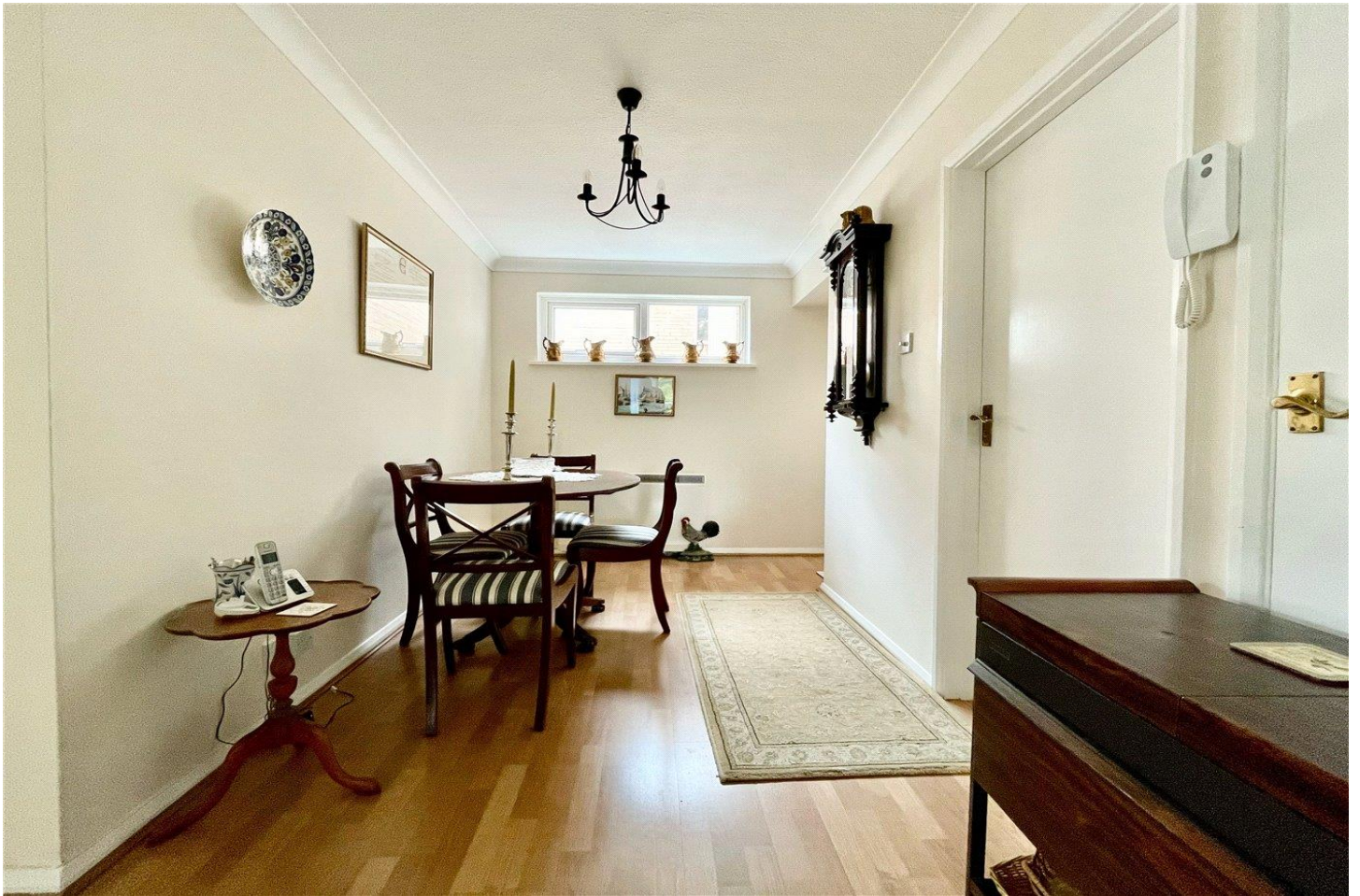
A bright and spacious two bedroom first floor apartment set within a well managed purpose built development situated in the popular West Cliff road which is a short level walk to shops, bars and restaurants in Westbourne whilst also being very close to the beach.

Purpose built | First floor | Two double bedrooms | Large lounge | Fitted kitchen | Shower room & separate WC | 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 the Weymouth to London Waterloo South West train service.





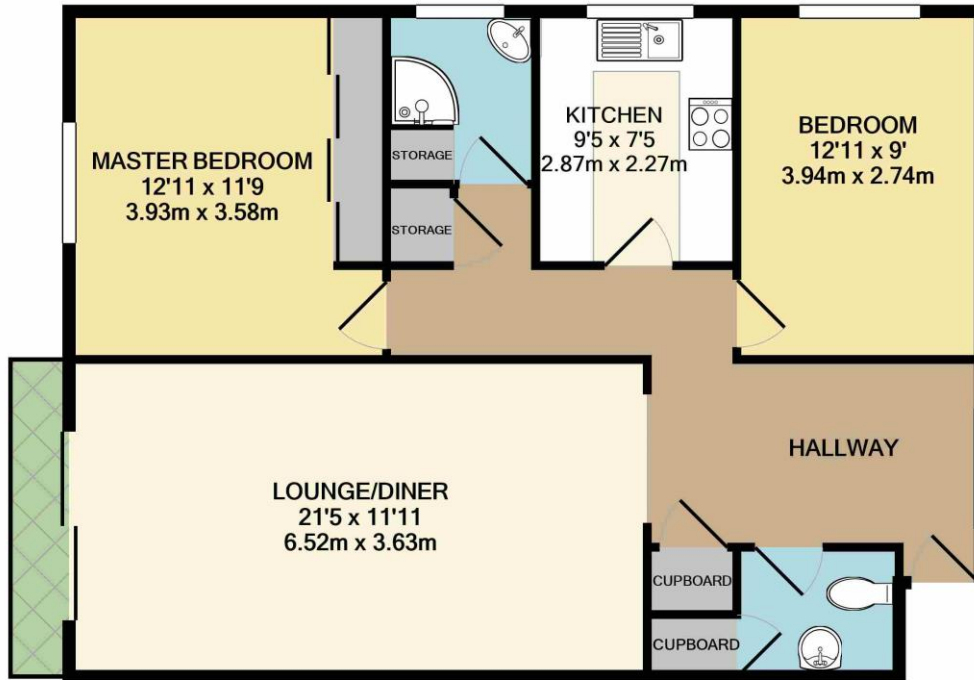
## DESCRIPTION

The property is situated on the first floor which is accessed via flight of stairs through well presented communal hallways. A private front door leads into the spacious entrance hall which has ample room to be utilised as a dining room if preferred. There is a storage cupboard, an airing cupboard and doors to principal rooms.

The lounge enjoys a sunny south aspect with sliding patio doors leading out onto the balcony and there is also ample room for a dining table. The kitchen is fitted with a range of basin eye level work units with space and plumbing for domestic appliances.

There are two generous double bedrooms with the master bedroom enjoying fitted wardrobes and the same sunny south aspect as the lounge with views over the communal gardens. There is a tiled shower room accessed via the hallway with a cubicle shower and wash hand basin and there is a separate WC which also accommodates a storage cupboard.

A garage is conveyed with the property.



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

**SERVICE CHARGE:** £1820 per annum

## AT A GLANCE

- Purpose built
- First floor
- Two double bedrooms
- Large lounge
- Fitted kitchen
- Shower room & separate WC
- South facing balcony
- Garage