



Flat 6, Aquarius,
63 Boscombe Overcliff Drive,
Bournemouth, Dorset,
BH5 2EJ

A two bedroom, two bathroom,
contemporary second floor apart-
ment set within a small develop-
ment with panoramic sea views..

OFFERS IN EXCESS OF:
£750,000
SHARE OF FREEHOLD



Christopher
Batten

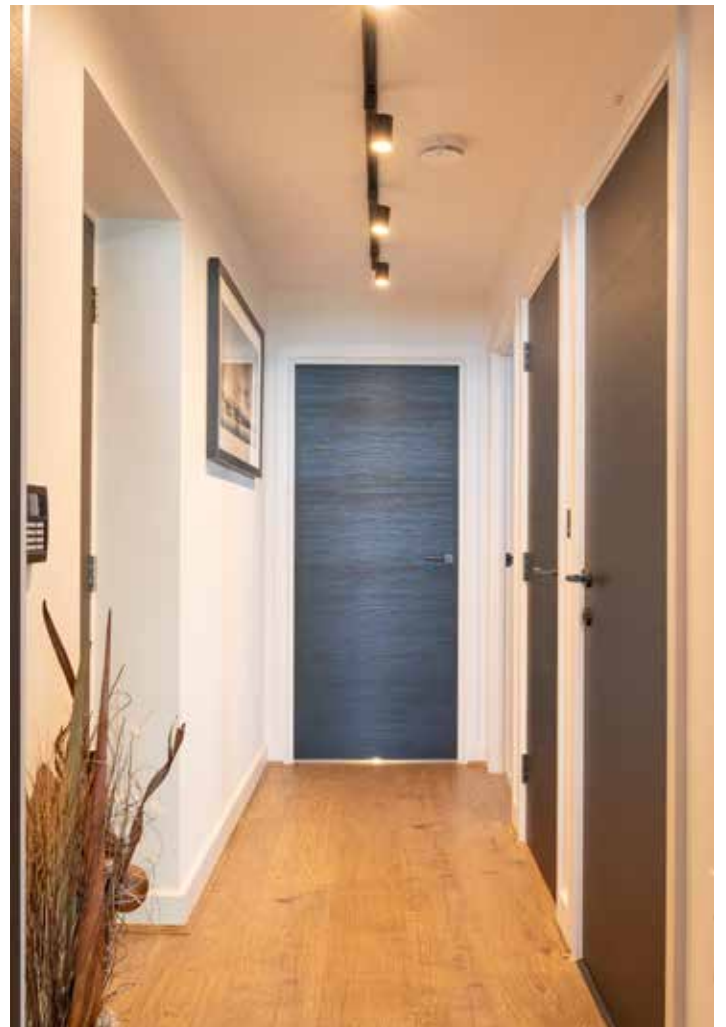
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Why Aquarius?

Aquarius is a small development of apartments built in 2021, located opposite Southbourne cliff tops with views from the Isle Of Wight to Old Harry Rock. Take a stroll down the zig zag and you will find miles of golden sandy beach with a promenade stretching from Hengistbury Head to Sandbanks. There are a number of water sports available by Boscombe Pier along with a number of bars, restaurants and cafés to take in along the way, whatever you chose, there is something for everyone.





Southbourne's bustling high street is less than a mile away where you can find a range of independent restaurants, cafés and convenience shops with excellent bus routes and Pokesdown train station for anyone looking to commute. This luxury apartment would make the ideal home for anyone looking for coastal living or second home.

This two bedroom apartment is superbly presented throughout. The expansive open plan lounge / kitchen / dining room is flooded with natural light with underfloor heating and retractable sliding patio doors leading out to the balcony where you can sit and relax while enjoying the panoramic sea views. The kitchen area has been fitted with contemporary modern handleless cabinets with mid height double oven, integrated



hob along with integrated appliances.

Both bedrooms are double in size with bedroom one enjoying a modern en suite shower room with large walk in shower cubicle, vanity unit with built in wash hand basin, wc with stylish tiles to complement. The family bathroom incorporates a bath with overhead shower and glass shower screen, wash hand basin and wc.

Outside there is allocated off road parking and secure bike storage.

Council Tax :E

EPC : B





GROSS INTERNAL AREA
 FLOOR 1: 83 m², 902 SQ FT, EXCLUDED AREAS: BALCONY: 6,8 m², 74 SQ FT
 TOTAL: 89,8 m², 976 SQ FT





Why Southbourne?

Southbourne is part of the beautiful coastline with award winning sandy beaches and a level promenade which stretches from Sandbanks to Hengistbury Head. Southbourne enjoys a vibrant and bustling high street which has been rejuvenated in recent years to include many independent cafés, restaurants, delicatessen and boutique style shops and good transport links. Also located nearby is the famous New Forest national park.





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