



WEST COAST, BEACON ROAD, WEST CLIFF, BOURNEMOUTH, BH2

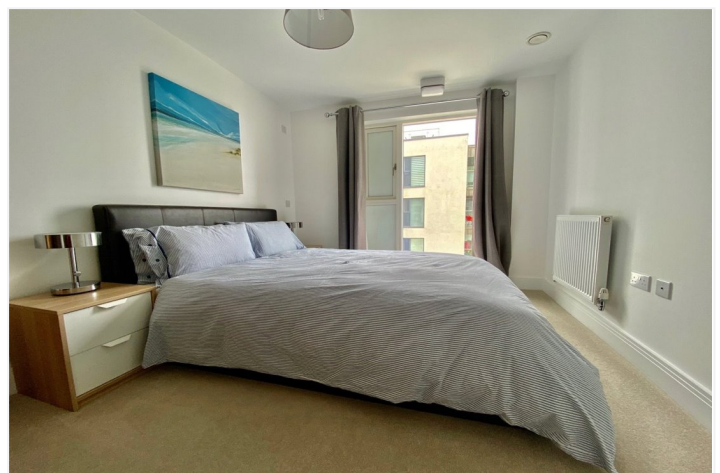
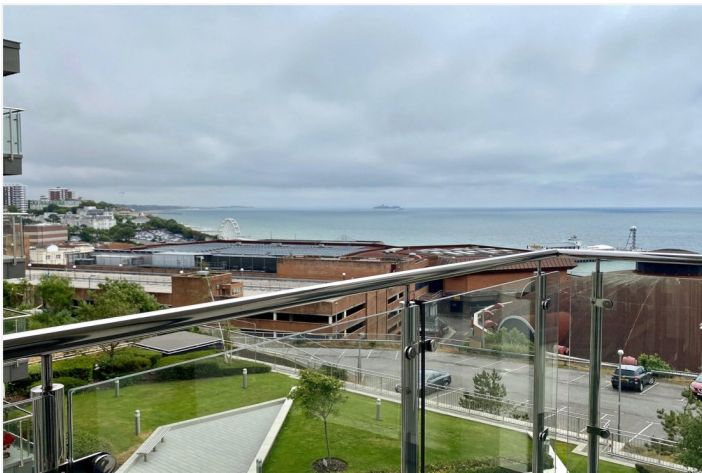
£370,000 LEASEHOLD

A stunning two bedroom apartment located in an enviable position on the cliff top enjoying sea and beach views. The popular shops, bars and restaurants of Bournemouth are just a short walk away as are excellent transport links. The property views incredibly well with modern contemporary accommodation throughout. Offered with vacant possession.

Third floor | Two double bedrooms | Two contemporary bathrooms |
Modern kitchen | Large lounge diner | Balcony with stunning sea views |
Secure underground parking | Cliff top position

Westbourne | 01202 767633 |

Winkworth



LOCATION

The Bournemouth area boasts a superb shopping area as well as renowned award-winning local Blue Flag beaches which stretch through to Sandbanks in Poole and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

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.



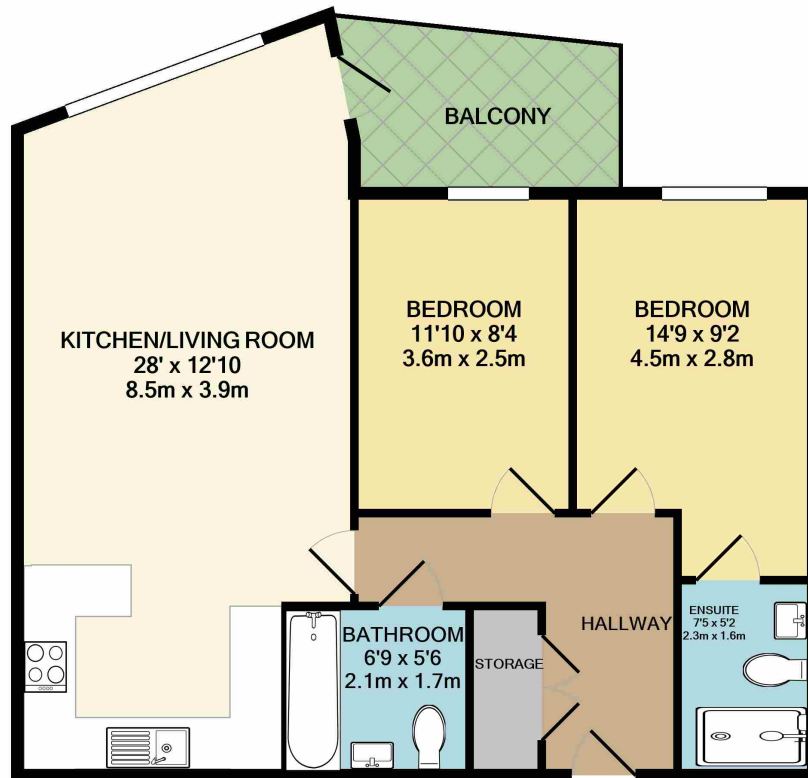
DESCRIPTION

The property is situated on the third floor which is accessed via a lift or stairs through well presented to communal hallways. A private door leads into the entrance hall which houses a large utility cupboard which holds the hot water system and space plumbing for a washing machine.

The bright lounge diner is a particular feature of the apartment benefiting from stunning sea views from large dual aspect windows, which stretch from Hengistbury to Bournemouth pier. There is also ample room for a dining table. The modern kitchen area is open plan to the lounge and benefits from a range of base and eye level work units with solid stone tops, integrated appliances and a breakfast bar area.

There are two good size double bedrooms both with space for freestanding wardrobes and the added benefit of a contemporary ensuite shower room to the master bedroom with suite comprising an inset low-level WC and wash hand basin and a double size cubicle shower. There is also a contemporary family bathroom with suite to include an inset low level WC and wash hand basin and panelled bath with shower above and a glass screen.

A secure underground parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 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

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: Leasehold

LOCAL AUTHORITY: BCP Council

AT A GLANCE

- Third floor
- Two double bedrooms
- Two contemporary bathrooms
- Modern kitchen
- Large lounge diner
- Balcony with stunning sea views
- Secure underground parking
- Cliff top position

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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