



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

**£295,000 SHARE OF FREEHOLD**

**VENDOR SUITED!!!** A well-presented ground floor two bedroom apartment situated just moments from the cliff top and award winning beaches whilst also being very close to the shopping facilities and coffee houses of Westbourne. The property provides bright and spacious accommodation throughout with a patio, garage and large kitchen diner.

Two Double Bedrooms | Large Lounge Diner | Gas Central Heating |  
Walking Distance to the Beach | South Facing Terrace | Ground  
Floor | Garage | On Major Bus Routes | Close to Westbourne and  
Bournemouth Town Centre

**Westbourne | 01202 767633 |**

**Winkworth**



## LOCATION

The Westcliff area offers easy access to the renowned award-winning local Blue Flag beaches which stretch from Bournemouth through to Sandbanks and enjoy the warmest sea temperatures in the UK and stunning views of the Isle of Wight and the Purbecks.

Westbourne village is a short level walk away 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. Bournemouth town centre is also nearby and offers a more diverse range of high street shops.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours 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

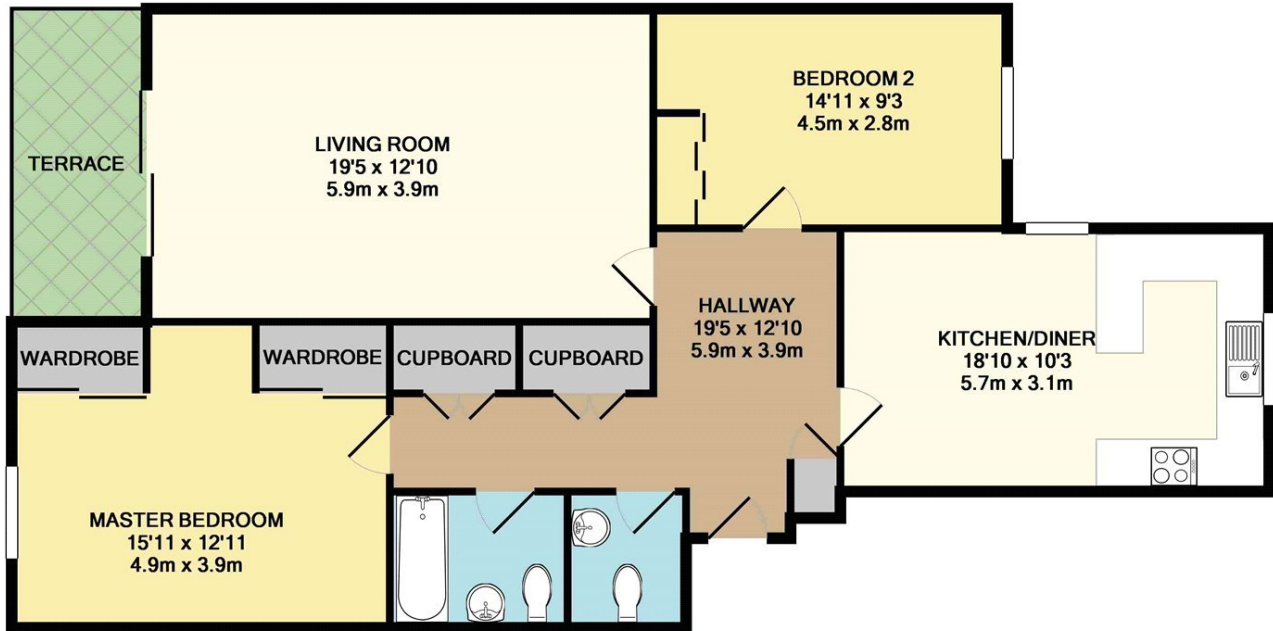
The apartment is situated on the ground floor which is accessed via nicely presented communal hallways. A private front door then leads into the entrance hallway. The hallway comprises of multiple storage cupboards and has a large open feel whilst providing access to all principal rooms.

The bright lounge diner is a good size with ample room for a dining table as well as a three piece suite and benefits from a large UPVC sling patio door with a south aspect and access onto a terrace which enjoys access onto and views over wonderfully maintained communal gardens. Similarly to the living space the kitchen is extremely well proportioned and includes space for a dining table if required and is fitted with a range of base and eye level work units with integrated appliances. The Kitchen includes a breakfast bar which separates the room into two and a floor to ceiling window to the side.

There are two double bedrooms with the master benefiting from large fitted wardrobes and space between which is ideal for a dressing table. The master shares the same south facing views to the rear of the development as the living room via a large UPVC double glazed window. There is also ample room in both bedrooms for free standing furniture if required and like the master bedroom the second room is a good size double with built in wardrobes with sliding doors.

The family bathroom is fully tiled and comprises of a suite to include a WC, wash hand basin, large bath with shower attachment. There is the added benefit of a separate WC accessed via the main hallway.

Outside a garage is conveyed with the apartment with up and over door and there are multiple visitor parking spaces.



TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.7 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:** D

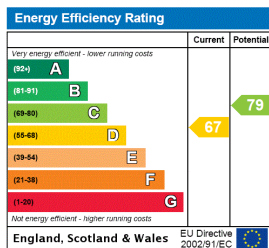
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** Bournemouth

**SERVICE CHARGE:** £1800

**AT A GLANCE**

- Two Double Bedrooms
- Large Lounge Diner
- Gas Central Heating
- Walking Distance to the Beach
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- Ground Floor
- Garage
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- Close to Westbourne and Bournemouth Town Centre



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