



## WOODSVIEW LODGE, WEST CLIFF ROAD, BOURNEMOUTH, BH4

### **£250,000 SHARE OF FREEHOLD**

An incredibly bright and well-presented two bedroom top floor apartment set within a character development which backs directly onto the Chine. The popular shops, bars and restaurants in Westbourne are just a few minutes' walk away and there is access into the chine, which provides a tree lined walk all the way to the beach, next to the building. Offered with vacant possession.

Top floor | Two double bedrooms | Large lounge diner | Modern kitchen & bathroom | Tree views | Vacant possession | Close to Westbourne and to the beach

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

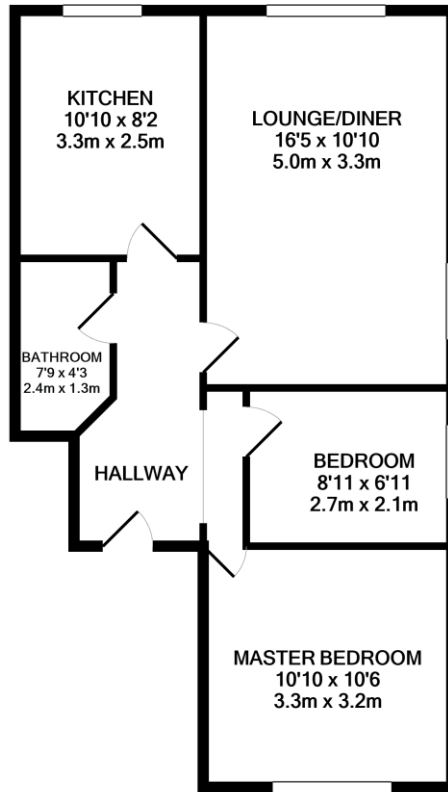
The property is situated on the top (second floor) and is accessed via stairs through wide well presented communal hallways. A private front door then leads into the entrance hall.

The large lounge diner is a particular feature of the property, benefiting from dual aspect windows which enjoy tree views over the chine and there is ample room for a dining table.

The modern kitchen is fitted with a range of base and eye level work units with space and plumbing for domestic appliances, a wall mounted combination boiler and tree views from the window.

There are two bright double bedrooms both with space for freestanding furniture and these are serviced by a tiled family bathroom with suite comprising of a WC, wash hand basin and panelled bath with shower above.

An allocated parking space is conveyed with the apartment.



TOTAL APPROX. FLOOR AREA 543 SQ.FT. (50.5 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

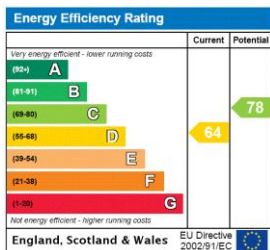
**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1140 per annum

## AT A GLANCE

- Top floor
- Two double bedrooms
- Large lounge diner
- Modern kitchen & bathroom
- Tree views
- Vacant possession
- Close to Westbourne and to the beach



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