



**FAVERSHAM, WEST CLIFF ROAD, BOURNEMOUTH, BH4**

**£499,950 SHARE OF FREEHOLD**

Price reduced £50,000 for a quick sale

A stunning three bedroom apartment set within a well managed purpose built development on the West Cliff. Faverhsam is situated in an enviable position within walking distance of the shops bars and restaurants of both Westbourne and Bournemouth whilst also being very close to the award winning beach.

Purpose built | First floor | Three double bedrooms | Two contemporary bathrooms | Large lounge diner | Modern kitchen | 11 metre balcony | Gated garage area | No steps into development, lift to all floors

**Westbourne** | 01202 767633 |

**Winkworth**



## LOCATION

The apartment is in easy walking distance of;

- A level walk to the Westbourne Village
- Middle Chine leading to the promenade and Alum Chine with its beach facilities, restaurant and children's park.
- A level walk to the cliff top and the public cafe at the Argyll Bowling Club
- Durley Chine, the promenade and beach
- Through the West Cliff wooded park to the pier, theatres and lower gardens.

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife.

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, hair and beauty salons, restaurants and coffee houses. 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

Faversham is approached via a tarmac driveway where there is a good amount of visitor parking. Access into the building is via double front doors and it is important to note that there are no steps into the building. A lift or stairs lead to the first floor where the apartment is located.

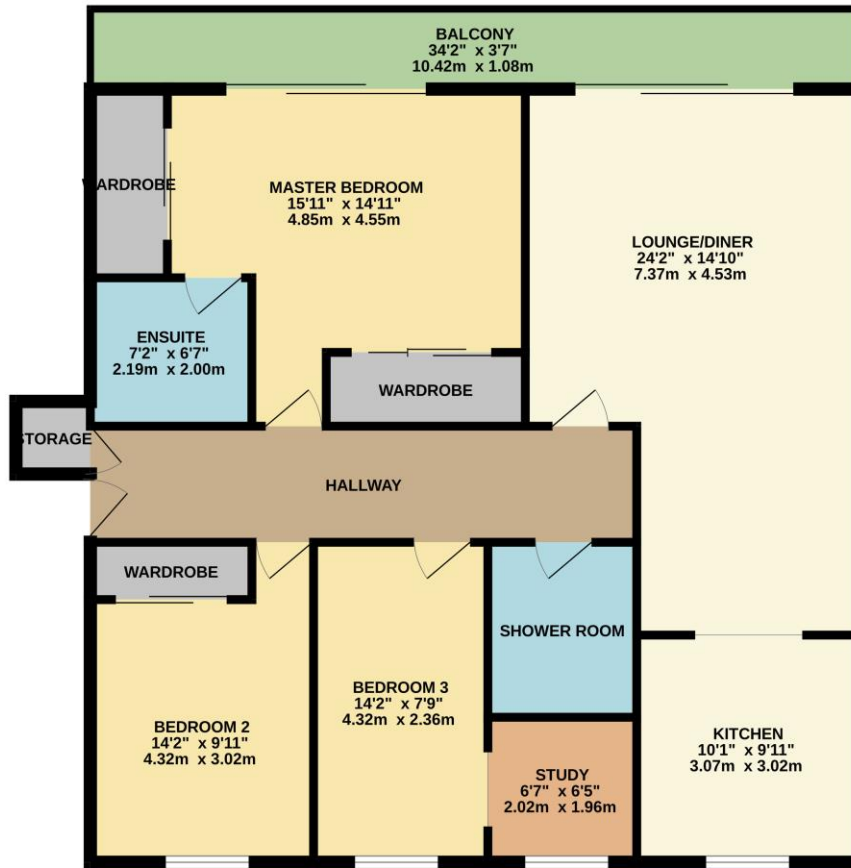
Once inside, the entrance hall which runs the length of the apartment houses a storage cupboard and doors to principal rooms. The lounge is a fantastic size enjoying south facing tree views through sliding patio doors which lead out on to the balcony. The dining area is open plan to the lounge with ample space for a sizable table. The modern bespoke kitchen is fitted with a range of base and eye level work units with space and plumbing for a full range of domestic appliances.

A particular feature of the property is the south facing 11 metre balcony which stretches the full length of the property and is enclosed on both sides and above making it a very private space and preventing the direct summer sun from entering the rooms keeping them cool in the summer.

There are three generous double bedrooms all of which can accommodate a super king size bed or two single beds alongside freestanding furniture. The master bedroom has the added benefit of access on to the balcony through sliding patio doors and a contemporary en suite with suite comprising of a hidden cistern WC inset into a vanity unit and a double size walk in shower. The third bedroom has access into an extra room which is currently arranged as a study / store. There is full plumbing should an additional en suite be required. There is also a shower room from the entrance hall which is fitted with a similarly contemporary suite.

To the rear of the development is a secure gated garage area. One garage is conveyed with the apartment which has an electric door.

FIRST FLOOR  
1182 sq.ft. (109.8 sq.m.) approx.



*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*

TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023

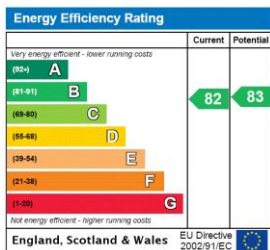
**COUNCIL TAX BAND: E**

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** BCP

**AT A GLANCE**

- Purpose built
- First floor
- Three double bedrooms
- Two contemporary bathrooms
- Large lounge diner
- Modern kitchen
- 11 metre balcony
- Gated garage area
- No steps into development, lift to all floors



Westbourne | 01202 767633 |

