



HEARNES
WHERE SERVICE COUNTS

West Cliff, Bournemouth

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LEASEHOLD PRICE £325,000

A well presented character apartment situated on the West Cliff just a moments walk from the award winning beaches and approximately 0.5 mile distant from Westbourne Village offering its range of boutique shops, bars and restaurants.

The property is entered via a secure entry phone system with a communal hallway leading to the apartment. On entering the apartment a hallway leads into a spacious living/dining room with a large feature bay window. The living room leads into a generous kitchen/breakfast room offering a range of floor and wall mounted units. From the kitchen there are French doors leading to the garden.

A generously sized master bedroom benefits from a built in wardrobe and access to an en-suite shower room fitted with a WC, wash hand basin and shower enclosure. A second bedroom is also double in size and enjoys the use of a family bathroom with suite comprising a WC, wash hand basin and panelled bath.

To the rear of the property there is a private garden which has an area of patio and level lawn enclosed with attractive plant and shrub borders. The property further benefits from an allocated parking space.

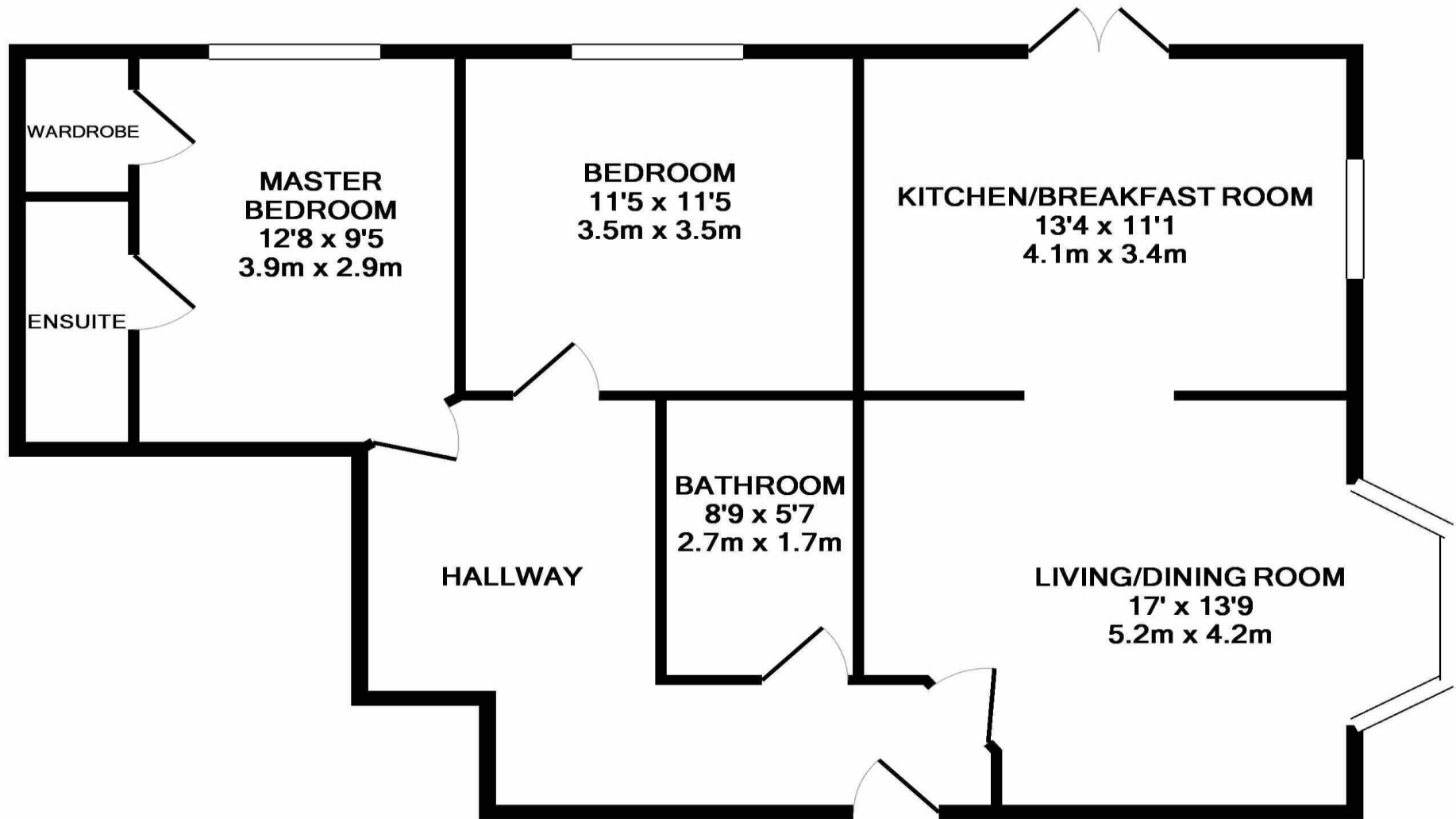
Maintenance charge approximately £1,500 per annum.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 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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