



El Mora, 82 West Cliff Road, West Cliff, Bournemouth BH4 8BG
£599,950 Share of Freehold





****STUNNING FIRST FLOOR CHARACTER APARTMENT**** This **THREE DOUBLE BEDROOMS** property is ideally located close to **WESTBOURNE & LOCAL BEACHES**. This apartment benefits from **ALLOCATED PARKING**, **A PRIVATE GARDEN** & is immaculately presented throughout.

- A STUNNING FIRST FLOOR CHARACTER ■ CHARACTER FEATURES THROUGHOUT APARTMENT AT THE TOP OF ALUM CHINE
- OWN PRIVATE ENTRANCE
- PRIVATE GARDEN
- IDEAL HOLIDAY HOME
- ALLOCATED PARKING FOR TWO CARS
- THREE DOUBLE BEDROOMS
- CLOSE TO WESTBOURNE VILLAGE

Westbourne

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.

Property Comprises

El Mora is a stunning 3-bedroom first floor character apartment located on West Cliff Road next to Alum Chine which leads directly to the beach. Boasting its own front door and private garden, this property, arranged over three floors, offers a rare opportunity to enjoy the perfect blend of traditional charm and contemporary living.

Upon entering the apartment, you are greeted by a spacious hallway and boot room which leads up-to the first floor landing allowing access to a light-filled living room, featuring large windows that flood the space with natural light. The room offers plenty of space for relaxing and entertaining, with ample room for a dining table and chairs. The fully fitted kitchen is next to the living room, and offers all the modern conveniences you would expect, including a range of integrated appliances and plenty of storage space.

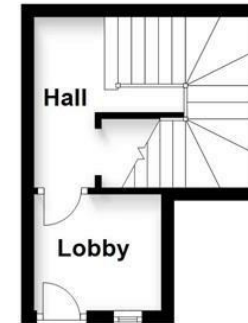
The three bedrooms are all generously sized, with an impressive master bedroom. There is a family bathroom on the top floor and a separate shower room on the first floor.

The property benefits from its own private garden which is well maintained and with both decked area and lawn, and offers the perfect place to enjoy outdoor dining, barbecues or simply relaxing in the sunshine.



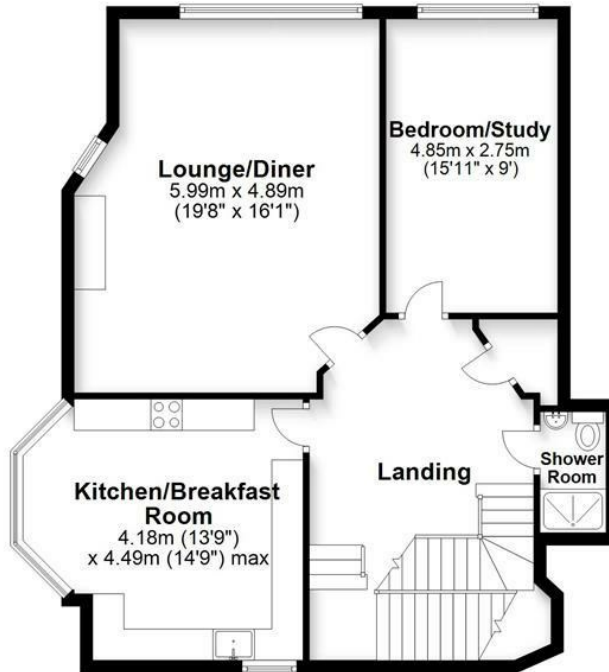
Ground Floor

Approx. 13.7 sq. metres (147.5 sq. feet)



First Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



Second Floor

Approx. 60.3 sq. metres (648.7 sq. feet)



Total area: approx. 153.5 sq. metres (1652.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
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All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	