



Apartment 4 Reflections

47 Southbourne Overcliff Drive, Southbourne, Dorset, BH6 3PE

£499,950

All of our properties are presented with a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.

Of course, if you would like more information, or would like to arrange a viewing, please contact us on the details below:



REFLECTIONS

SOUTHBOURNE

01202 007373

info@luxuryandprestige.co.uk
www.luxuryandprestige.co.uk

Please click on the image above to view our short video introduction to this property.

Interactive 3D Tour

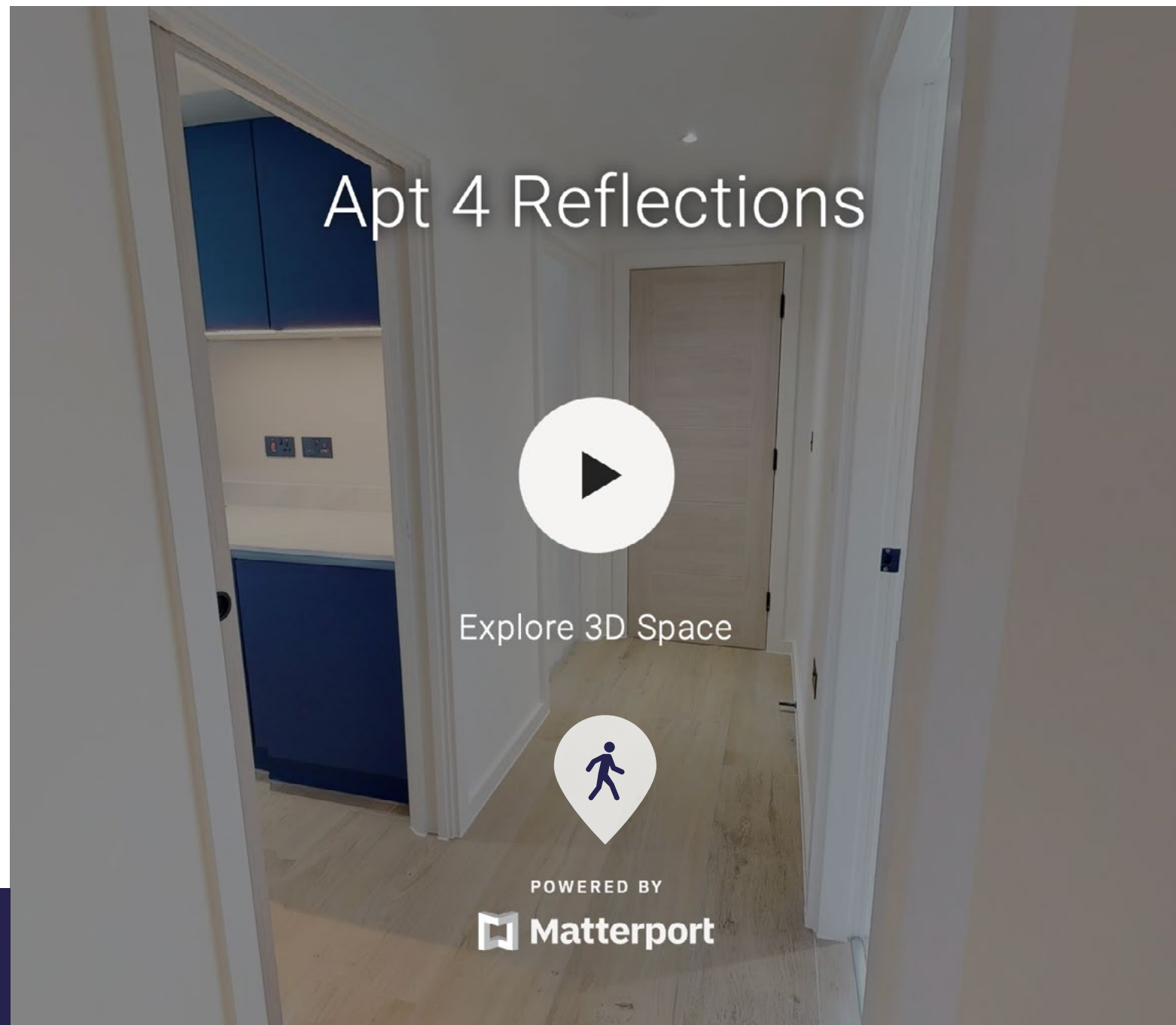
Can't wait to view in person?

Simply click on the thumbnail opposite to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

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Reflections sits in a wonderful spot overlooking the beach.



The striking kitchen has integrated appliances and a breakfast bar.



The cool and contemporary interiors are perfect for seaside living.

ave been digitally added.



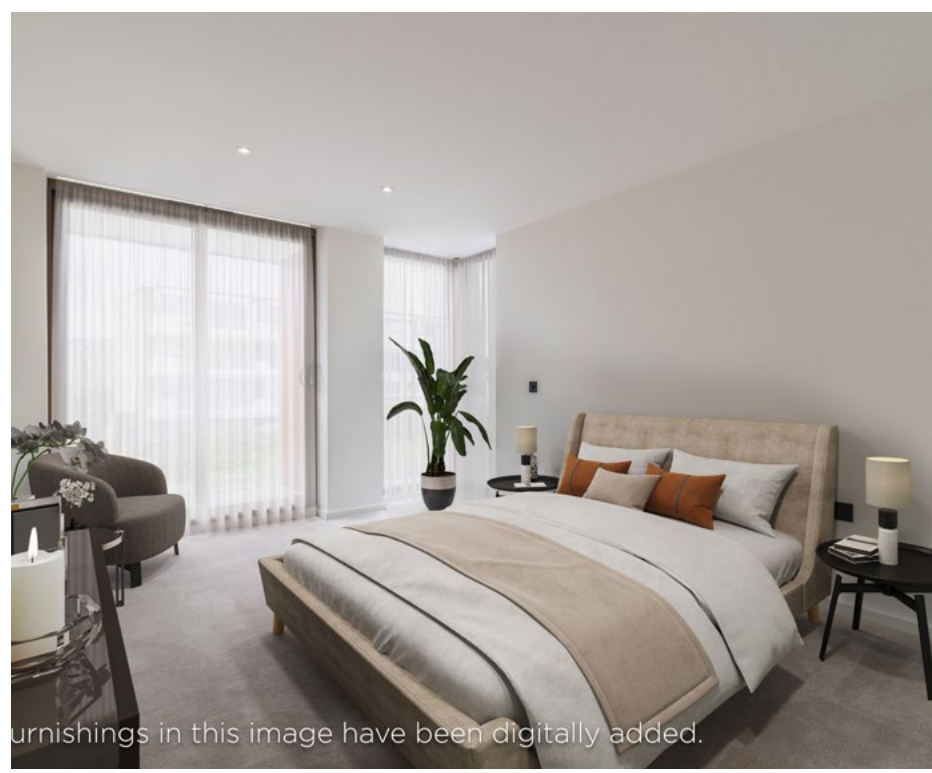
The furnishings in this image have been digitally

A great deal of care and attention has gone into the luxurious finishes.



shings in this image

There are two bedrooms and two luxurious bathrooms.

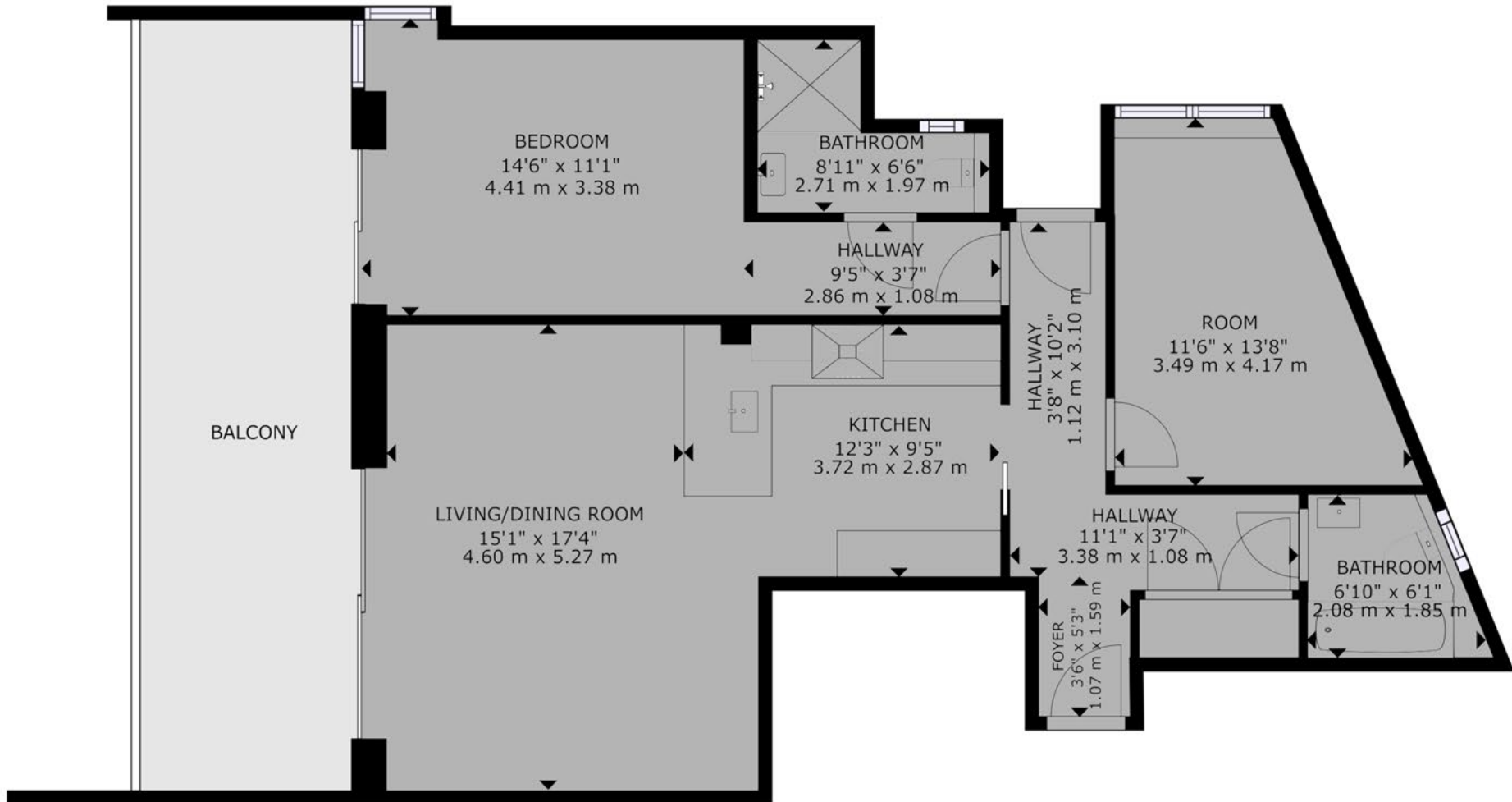




The striking architecture perfectly complements the seafront location.



Apartment 4 Reflections, 47 Southbourne Overcliff Drive, Southbourne, BH6 3PE



GROSS INTERNAL AREA
FLOOR 1: 873 sq ft, 81.07 m²
TOTAL: 873 sq ft, 81.07 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Reflections is a simply fabulous brand new and recently completed block of nine luxurious apartments that sits prominently on the corner of Southbourne Overcliff Drive and Clifton Road across from the footpath to Gordons zig zag path to the sandy beach below.

Apartment Four is located on the first floor with a sunny West facing aspect and a balcony which has some lovely partial sea views. The principal bedroom has an en suite shower room and has sliding doors to the west facing balcony that has partial sea views. There is a family bathroom and a utility cupboard for laundry. The high specification is evident throughout including underfloor heating. A very stylish modern kitchen with integrated appliances forms part of the main open living area with a large sliding door to the sunny Westerly facing balcony beyond. The apartment comes with an allocated parking space and the block has a communal bike store.

The location of Reflections is ideal, Southbourne's bustling Broadway with its array of independent shops and eateries is just a short walk away. The clifftop paths across the road offer lovely walks with beautiful panoramic sea views and easy access down to the beaches below.

- Brand new and move in ready!
- Seafront location
- First floor apartment
- Partial sea views from balcony
- Two bedrooms, two bedrooms
- Stunning open plan living area
- Luxury specification
- Underfloor heating
- Allocated parking space
- Communal bike store

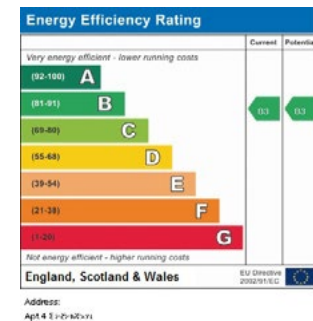
Guide Price: £499,950
Tenure: Leasehold
Lease Length: 123 years remaining
Stamp Duty: Main Home £12,497*
Additional Home £27,496*
(*based on guide price)

Maintenance: TBA
Ground rent currently: TBA

** Ground rents can increase over time and advice should always be sought by your solicitor before exchange of contracts

Council Tax: Band E
(2023/2024 £2,503.40)

EPC:



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for a cup of tea or coffee.

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Property ref: 0798



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.