



£485,000

7 Milner Road, Bournemouth, BH4 8AD



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### Main description

\*\* Over 1100 sq feet of internal accommodation \*\* Beautifully presented and spacious two double bedroom top floor apartment with far reaching sea views, situated in a popular location on the West Cliff and set within a character converted gentleman's residence. This stunning property is just 0.2 miles from the beachfront and less than a mile from both Westbourne and Bournemouth town centres. The development is accessed via double electric gates and benefits from lift service to all floors.

A secure video entry phone system provides access to well maintained communal hallways where there is a lift and stairs to all floors. A private front door opens on to the welcoming entrance hall which houses a useful storage cupboard and access to all accommodation.

The impressive living/dining room is a large open plan space with southerly windows overlooking the well manicured communal gardens with sea views beyond, there is also a modern feature fireplace at one end and space for a home office or exercise area. A recently installed modern fitted kitchen benefits from a range of base and eye level gloss units to include 3 pull out slimline wine racks and pull out breakfast bar with complementary black work surface over and tiled splashback. Integrated appliances include a Bosch built in over and combination microwave, gas hob with contemporary extractor hood above, fridge/freezer, washing machine and dishwasher.

The spacious principle bedroom benefits from a range of fitted wardrobes and large en-suite bathroom, double opening French doors provide access to a pretty south facing balcony which has views towards the sea, Old Harry Rocks and the Purbecks. The second bedroom is a generous double room with fitted wardrobes and is served by a separate modern shower room with corner shower enclosure, wash hand basin and WC.

The property further benefits from a single garage with up and over door and visitor parking.

### Tenure

Share of Freehold  
Underlying lease of 999 years with 988 years remaining.  
Service Charge £1600 every 6 months  
Council Tax band F

### Area

West Cliff is a popular suburb of Bournemouth and offers easy access to the areas Blue Flag beaches. Westbourne is a short level walk of under 1 mile away and has a variety of independent fashion boutiques, cafes and restaurants which are linked by a Victorian covered arcade. It is also popular for quiet strolls, thanks to its Chines - dry, wooded gorges that run to the sandy beach, passing clifftop green spaces like Argyll Gardens.

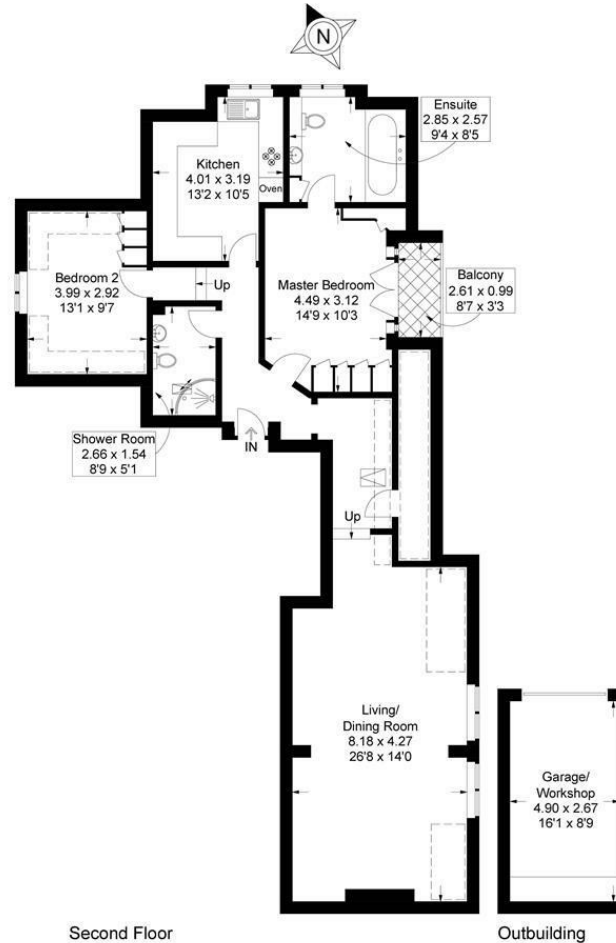
### FEATURES & SPECIFICATIONS

- Stunning Location Moments From The Beach
- Well Presented Top Floor Apartment
- South Facing Balcony With far Reaching Sea Views
- Spacious Lounge/Diner
- Contemporary Kitchen
- Modern Shower Room and En-Suite Bathroom
- Garage
- Share Of Freehold



Sheraton Park, Milner Road, Bournemouth

Approximate Gross Internal Area = 103.1 sq m / 1110 sq ft  
 Outbuilding = 13.4 sq m / 144 sq ft  
 Total = 116.5 sq m / 1254 sq ft



Second Floor

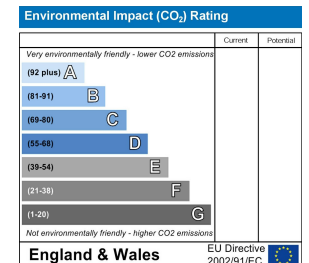
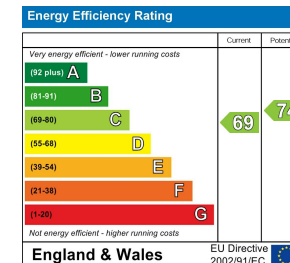
Outbuilding

= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment





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