



Offers In The Region Of £290,000

F5, 68 West Overcliff Drive, Bournemouth, BH4 8AB



SAXE COBURG™

Property Experts







Main description

Well presented with a thoughtful layout this top floor character apartment has two double bedrooms situated in a popular location on the West Cliff. This charming property is just 0.5 miles to both the beach at Alum Chine and Westbourne Village.

A secure entry phone system provides access to a well maintained communal hallway where there are stairs to all floors. A private front door opens on to the large and welcoming hallway where there is access to all accommodation. The spacious living/dining room benefits from a feature open fireplace with decorative surround, picture window overlooking the Chine and ample space for a table and chairs. The modern fitted kitchen/breakfast room has a range of base and eye level units with an integrated double oven and gas hob with cooker hood above and space for an under counter fridge, freezer, washing machine and dishwasher.

There are two double bedrooms, the master having the benefit of an en-suite shower room and a family bathroom with freestanding bath, WC and wash hand basin.

Further benefits include gas central heating, sash windows, share of the freehold and allocated parking.

Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing

Tenure

Share Of The Freehold

Underlying lease circa 164 years

Service Charge £1440 per annum (£120 pcm) includes Buildings Insurance.

Area

Westcliff offers easy access to the award winning blue flag beach of Middle Chine which stretches to Bournemouth beach through to sandbanks. Westbourne Village is close by and offers a variety of shopping facilities including Marks and Spencer food hall, independent boutiques, restaurants and bars. Bournemouth town centre is also nearby offering a more diverse range of high street shops.



FEATURES & SPECIFICATIONS

- Popular Location Close to Alum Chine Beach
- Character Top Floor Apartment
- Light and Spacious
- Two Double Bedrooms
- En-suite to Master Bedroom
- Working Fireplace
- Allocated Parking Space
- Share Of Freehold

West Overcliff Drive, Westbourne

Approximate Gross Internal Area = 76.6 sq m / 825 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 25 sq m / 269 sq ft
 Total = 101.6 sq m / 1094 sq ft



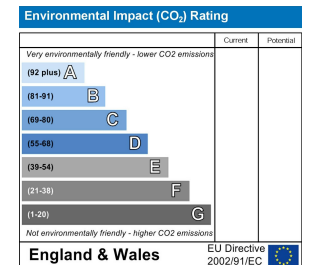
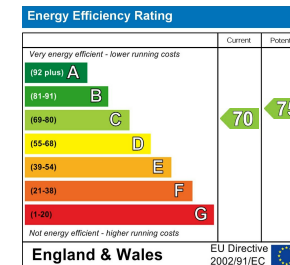
Second Floor

= 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





<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



SAXE COBURG™

Property Experts