



Offers Over £385,000

85 St. Michaels Road, Bournemouth, BH2 5DR



SAXE COBURG™

Property Experts





PRIVATE · WESTCLIFF MEWS
· RESIDENTS ONLY





Main Description

A superb two double bedroom, two bathroom townhouse, situated in a small private gated development close to the town centre. The property is extremely well presented throughout and recently modernised to a high standard. With own entrance, garage and parking the property would make a fantastic home for either a young or older couple looking to enjoy the central location, and would also be perfect as a holiday home.

Located via a private driveway off St Michaels Road and accessed through a security gate to an attractive small development of flats and townhouses. Number four has its own front door which leads to the entrance hall with built in storage. The living area is a super dual aspect open plan space with the lounge area adjoining the dining space which leads through to the recently modernised kitchen. This room has been finished to a high standard with a range of quality quartz work surfaces with eye and low level cupboards and drawers, undercounter and plinth lighting, central island with further storage, built in integral appliances to include oven and hob, dishwasher, washing machine and space for American style fridge/freezer. Stairs from the living area rise to the first floor landing where there is a cloakroom with low level w.c and wash hand basin, bedroom one which is a generous double room with window to front, large walk in wardrobe, en-suite good size shower cubicle, low level w.c, wash hand basin, part tiled. there is a second double room with window to rear, en-suite with separate shower cubicle, low level w.c, wash hand basin, part tiled. Outside is a garage which adjoins the property and parking space in front of the garage. Visitor parking is available but not for residents, one visitor space only on the day of visiting with a pass clearly displayed. The communal garden area to the front of the property is part paved and has a range of mature shrubs and borders.

Area

A superb central location with Bournemouth town centre and the seafront being just a few hundred yards away. Bournemouth is home to the BH2 Leisure Complex which offers 13 world class restaurants and a state-of-the-art 10 screen multiplex cinema, the town also offers an abundance of shops and eateries, scenic gardens and seafront pier. Award winning beaches stretch from Hengistbury Head to Sandbanks. The smaller town of Westbourne has a great choice of smaller independent restaurants and boutique shops as well as a grade II listed undercover Victorian shopping arcade is nearby. There are main line train stations Branksome and Bournemouth which provide direct links to Southampton, Southampton Airport and London, Waterloo. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure

Share Of Freehold

£800 maintenance per annum including building insurance.

Pets are welcome at the Mews.

Running a business from home and short term lets like air B&B are not allowed.

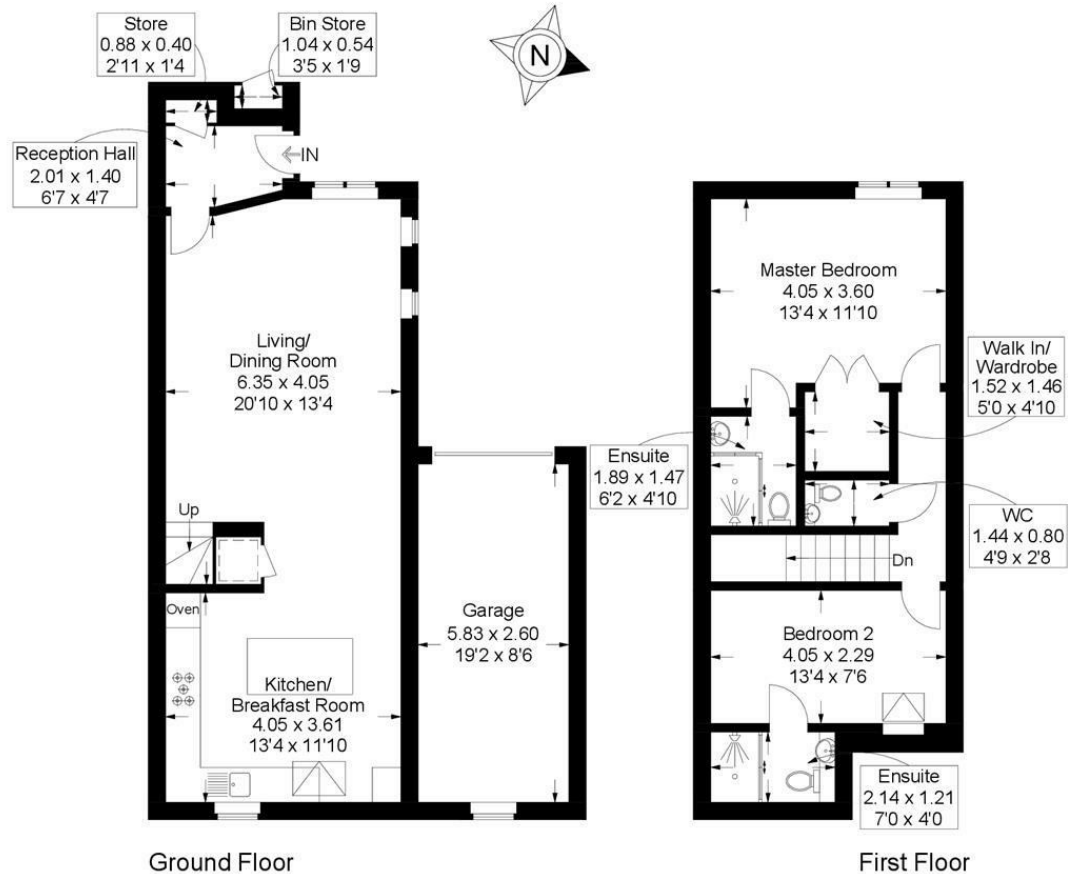


FEATURES & SPECIFICATIONS

- Sought After Town Centre Location
- Private Gated Development
- Two Double Bedroom Townhouse
- Immaculate Order Throughout
- Two Bathrooms & Cloakroom
- Garage plus Parking Space
- Double Glazed
- Gas Central Heating
- Superb Fitted Kitchen
- Great Main Residence or Holiday Home

West Cliff Mews, St Michael's Road, Bournemouth

Approximate Gross Internal Area = 102.6 sq m / 1105 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.5 sq m / 5 sq ft
 Total = 103.1 sq m / 1110 sq ft

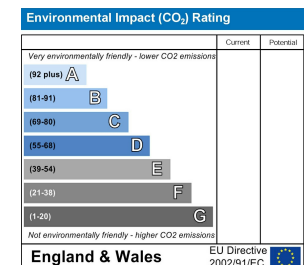
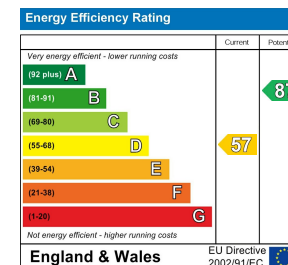


= Reduced headroom below 1.5m / 5'0

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