



Flat 5, 53 West Cliff Road, Bournemouth, BH4 8BA

£265,000



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Stunning refurbished ground floor apartment with private enclosed courtyard and two off-road parking spaces, situated in an envious location with a WOODLAND WALK TO BEAUTIFUL ALUM CHINE BEACH

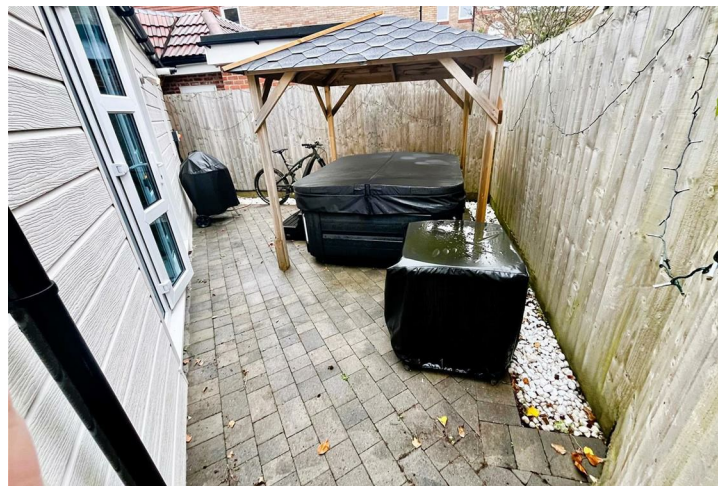
ADJACENT and the bustling village of Westbourne with its mix of boutique shops, cafés, bars and restaurants within easy reach. Transport links are also readily available with bus services operating to surrounding areas and main line rail stations with links to London Waterloo.

The accommodation comprises: Communal entrance hall with private entrance into the property featuring hard wood flooring throughout. Luxurious fitted kitchen with integrated oven, hob and extractor & fridge/freezer, flowing seamlessly into the lounge/diner with French doors opening onto the private courtyard garden. bedroom one, double with window to side aspect, bedroom two, further, also with window to side aspect. Guest cloakroom and tiled family bathroom with bath with shower over and glass screen.

NEW 999 YEAR LEASE WITH SHARE OF FREEHOLD

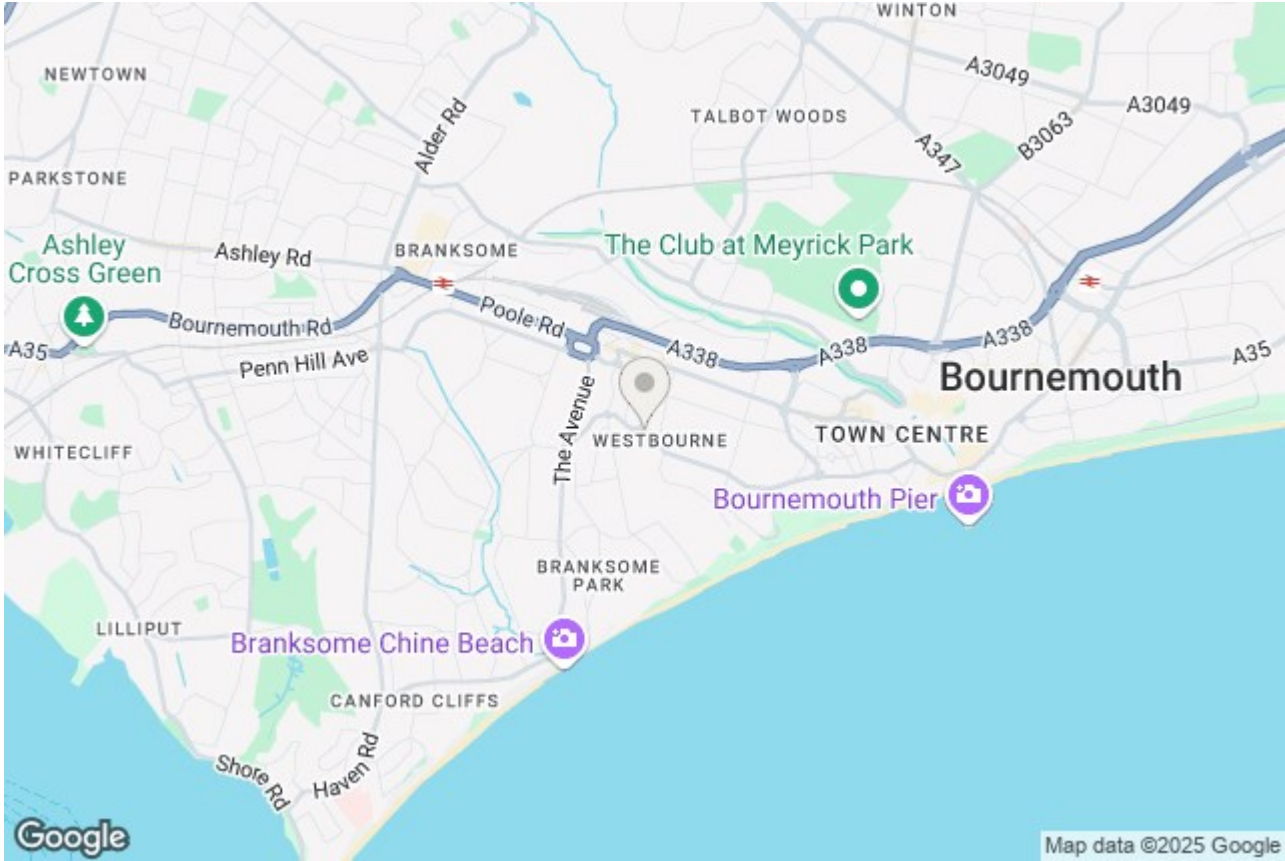
Hive remotely controlled gas central heating system , internal and external security cameras and Harvey Twintec S4 water softener.







- WALKING DISTANCE TO ALUM CHINE BEACH VIA DELIGHTFUL WOODLAND WALK
- NEW 999 YEAR LEASE WITH SHARE OF FREEHOLD
- LUXURY KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- GUEST CLOAKROOM AND FAMILY BATHROOM
- REFURISHED GROUND FLOOR APARTMENT WITH PRIVATE COURTYARD GARDEN
- TWO ALLOCATED OFF-ROAD PARKING SPACES
- TWO DOUBLE BEDROOMS
- CLOSE TO WESTBOURNE SHOPS, CAFES BARS AND RESTAURANTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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