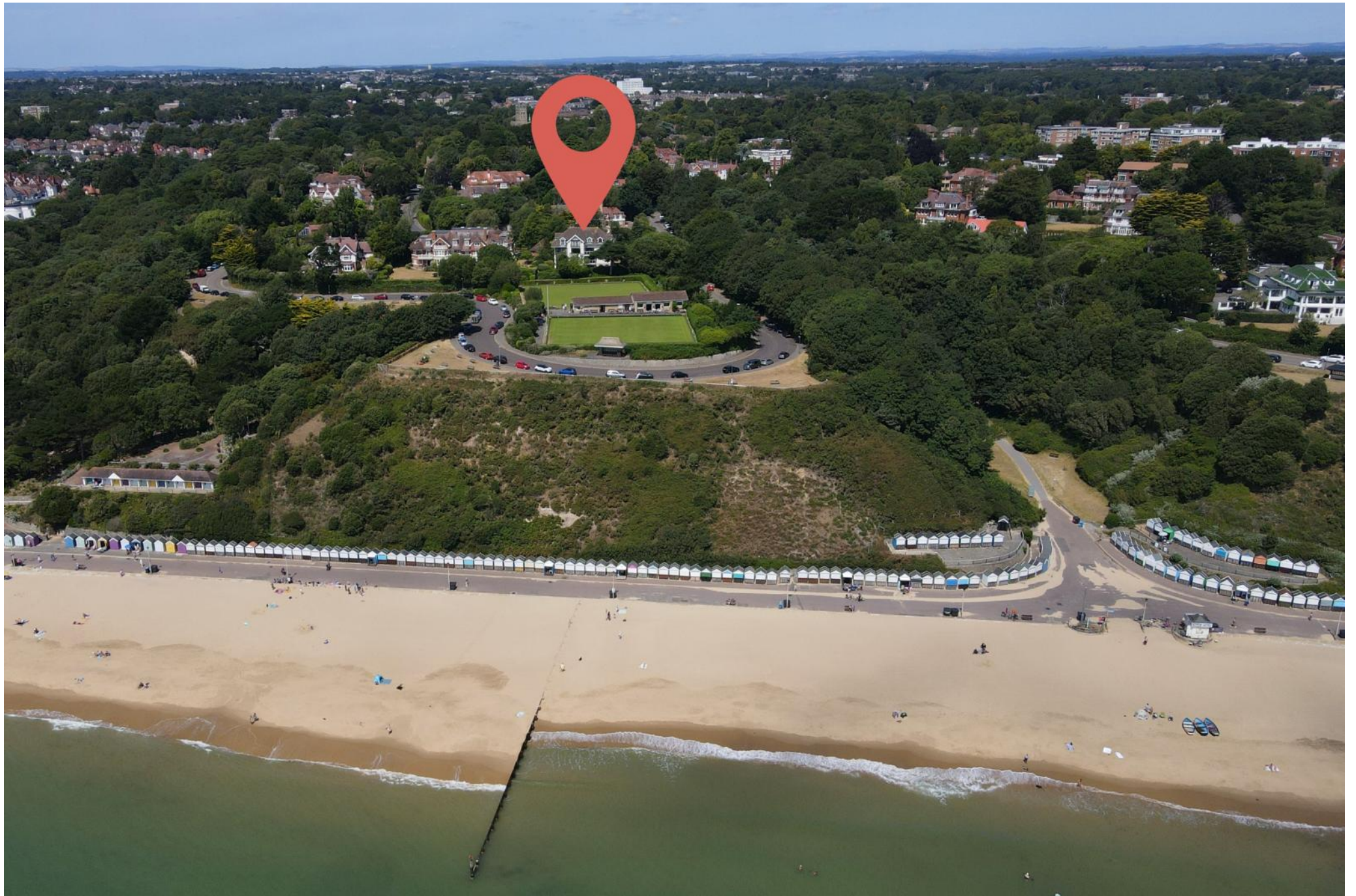




Blue Cedars, Milner Road, West Cliff, Bournemouth BH4 8AF

£675,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



UNIQUE THREE BEDROOM APARTMENT OF
OVER 2,100 SQ FT. PLUS 700 SQ FT SOUTH
FACING TERRACE. INTEGRAL DOUBLE
GARAGE. SET IN MAGNIFICENT GARDENS A
COUPLE OF MINUTES TO CLIFF TOP. SHARE
OF FREEHOLD, NO CHAIN.

An extraordinary apartment, in that it feels like a bungalow. Occupying the whole of the ground floor of this block of just four apartments and with an integral garage it measures over 2,100 sq ft plus a south facing block paved terrace of 700 sq ft. This is all set within large beautifully maintained gardens, with a hidden side gate meaning that the cliff top is just a couple of minutes away.

The terrace is uniquely accessed from the breakfast room, the sitting room and the garden room.

This is a probate sale and was in the same ownership for the last 29 years. It comes with a share of freehold and all four apartment owners are directors of the freehold company.

Understandably it will require some modernisation and that is reflected in the price.

Yes, like a bungalow in feel but without the demands of window cleaning, gardening and maintenance to the building.

This is a rare unique gem. Definitely worth a viewing.



KEY FEATURES

- Unique gem of an apartment that has been in the same ownership for 29 years
- Occupies the whole of the ground floor of this block, which has just four apartments. Block exterior currently being redecorated (paid for by existing owners)
 - Probate sale with no chain
 - Over 2,100 sq ft
- Plus 700 sq ft private south facing terrace accessed from all three reception rooms
- Integral double garage plus two dedicated parking spaces
- A couple of minutes to the cliff top and access to the beach via the path through the tropical gardens at Alum Chine
- Share of freehold - all four apartment owners are directors of the freehold company
 - Priced to reflect some modernisation required
- Set in magnificent, well-maintained gardens with communal summerhouse









All windows are double glazed.

Entrance: Electric vehicle gate and pedestrian gate. Call points to each flat. Large block paved drive with visitors spaces and 2 dedicated spaces for Apartment 1.

Entrance to Block: Canopy to block front entrance. Video entry system. Carpeted hall with new electric radiator. Electricity cupboard.

Integral Double Garage: Concrete floor, shelving, power and light, electric up and over door.

Apartment Hall: Carpeted, 2 radiators, display area. Large cloakroom cupboard, plus shelved airing cupboard and another shelved storage cupboard. Video entry system. Property alarm.





Toilet: Carpeted, sink and loo. Part tiled and part mirrored walls.

Utility Room: Tiled floor, white storage cupboards, white work surfaces with inset stainless steel sink and drainer. Plumbing for both washing machine and dryer. Radiator, window. Glow Worm 18R boiler which is 3-4 years old.

Kitchen: Partly open plan to the breakfast room. Laminate floor, radiator, TV point. High and low level white storage units with timber work surfaces and inset white enamel sink and drainer. Neff gas hob with extractor hob. Built-in microwave, oven, fridge/freezer, dishwasher.

Breakfast Room: Carpeted, sliding patio doors with vertical blinds to private terrace.



Sitting Room/Dining Area: Carpeted, 2 x radiators, double doors to hall. TV point. Focal shaped windows with door to private terrace. Pinch-pleated curtains.

Garden Room/Snug: Carpeted, radiator, built-in storage and display unit. Large windows and door to private terrace with pinch-pleated curtains. TV point.

Bedroom 1: Carpeted, radiator. 3 windows with roller blinds and pinch-pleated curtains. TV point. 5 door built-in wardrobes plus dressing table. TV point.

En Suite Shower Room: Carpeted, fully tiled walls. His and Hers sinks in vanity unit, bidet, loo. Large shower with drying area. Window with roller blind. Radiator.

Bedroom 2: Carpeted, radiator. 7 door fitted wardrobes plus dressing table. Large window with pinch-pleated curtains.

En Suite Shower Room: Vinyl floor, tiled walls. Quadrant shower, loo, sink.

Bedroom 3/Study/Dressing Room: Previously used as a dressing room with 2 x 3 door, mirror-fronted fitted wardrobes. Carpet. Window with venetian blinds.

Private Terrace: Large shaped, block paved terrace measuring 700 sq ft accessed from the breakfast room, sitting room and garden room/snug. South facing.

Communal Gardens: Extraordinarily large to 2 sides of the block with lawns and mature shrubs. Well maintained. Large communal summerhouse. Hidden gate to easily access the cliff top and the Argyll Bowling Club.









ADDITIONAL INFORMATION

Tenure: Share of freehold with 999 year lease from 01/11/2017

Annual Council Tax 2025/6: Band E £2,756.03 payable

Energy Performance Certificate (EPC) Rating: C (75)

Connectivity & TV: Sky was used by the owner. There is part fibre in the road with full fibre coming before the end of 2026

Parking: Double garage with power and light and electric up and over door. Two additional allocated parking spaces plus visitors spaces

Service Charge: £1,135 per quarter

Reserve Fund Contribution: £250 per quarter

Service Charge Includes: Buildings insurance, communal cleaning and utilities, communal electricity, maintenance, window cleaning, lift maintenance, gate maintenance, gardening.

Reserve Fund: £10,034 (Financial year is 1st May - 30th April)

Directors: The four owners are directors of the freehold company

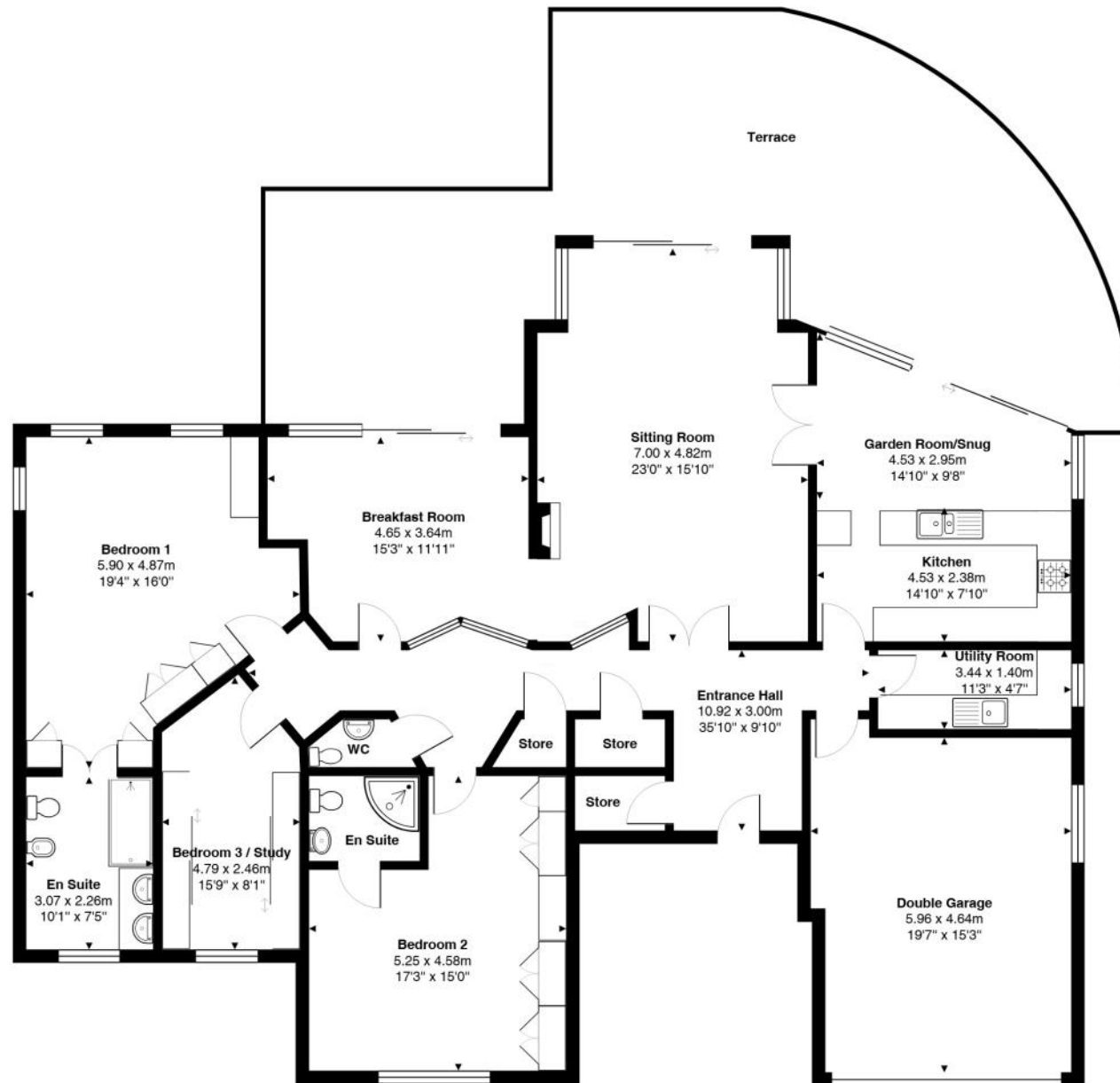
Block does not permit dogs

The property has an alarm

No chain



FLOORPLAN



Total Area: 199.3 m² ... 2145 ft² (excluding terrace)

All measurements are approximate and for display purposes only

AERIAL VIEW



AREA DESCRIPTION

This is just a brilliant location, close to the cliff top (less than a minute) and no more than 5 minutes walk to the beach itself. Of course you'll want to see the air show from the beach or cliff top but if you're feeling lazy, you'll catch a lot of it just sitting on your patio.

Yes parking with a double garage and 2 additional parking spaces but will you ever need a car? Bus stops are close at hand on West Cliff Road. From Poole Road there are buses every 3 minutes to Bournemouth and Poole. You can walk to Bournemouth town centre, to Westbourne, to Branksome Railway station (2 hours to London, direct route to Manchester) and to the Redlands Retail Park. In a car you are within a mile of the Wessex Way and at least dual carriageway to the New Forest and the UK motorway network. Plus Bournemouth International Airport is one of the fastest growing in the UK. And from Poole there are ferries to the Channel Islands and France.

For shopping, there is M&S Food in Westbourne. Just beyond that is Tesco and Lidl and at Redlands Retail Park, there are major stores such as John Lewis Home, Next Home, Home Bargains and soon a new M&S. For fashion shopping the closeby top end of Bournemouth has Zara and Primark or catch a bus to the famous Castlepoint Shopping Centre, one of the largest in the UK for the likes of M&S, Asda, Sainsbury, Next, Mango and B&Q.

Sport is brilliantly catered for with tennis within walking distance in the Bournemouth Gardens. Close to Blue Cedars the Argyll Gardens Bowling Club (a great place for breakfast and lunch in its café). The area is rich in golf courses - public courses in Bournemouth are at Meyrick Park and Queens Park, or Parkstone Golf Club is in the top 100 courses in the UK. The popular Hallmark Health Club is within walking distance or Everlast Fitness Club is at Redlands Retail Park. You can walk along the beach or the prom all the way to the famous Sandbanks beaches, on the edge of Poole Harbour, the second largest natural harbour in the world. It is a haven to boats of all sizes, as well as being a UK hub for windsurfing and kitesurfing. From Sandbanks, you can catch the chain ferry to the Purbeck Hills. There is a large cycling community and Dorset's Jurassic Coast is a destination for walkers. Or visit the National Trust's Brownsea Island.

Eating out? Where do you start to describe? Westbourne is full of an eclectic mix of eateries and coffee shops, as is Bournemouth. The local Daily Echo ran a recent article 'Why Westbourne is foodie heaven'. Locally Westbourne is considered very much a village with lots of independent shops and the UK's smallest cinema with just 19 seats. The pick of eateries are The Dancing Duck, Indi's. Renoufs cheese and wine bar, the award winning Chez Fred fish 'n chips and a real traditional pub - The Porterhouse. And in Bournemouth there are the entertainment centres at the Pavilion Theatre, Bournemouth International Centre and lots of cinemas and of course the famous nightlife.

Work? Maybe you are at LV or Vitality or Nationwide, in which case you can walk to work. The area has become a significant employer in the South of England. As well as the companies just mentioned, the headquarters of JP Morgan, RNLI, Sunseeker Marine and Merlin Entertainments are all based locally.

Blue Cedars is a perfect place to live.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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