



Connells

Sonnet West Cliff Gardens
Bournemouth



Property Description

A rare opportunity to acquire a frontline coastal apartment in Bournemouth, boasting uninterrupted sea views across the bay. Perfectly positioned just moments from the beach and within easy walking distance of local shops, cafés, and theatres, this beautifully situated home offers the ideal blend of coastal living and urban convenience.

Apartment 6 is a beautifully presented two-bedroom first-floor home set within an elegant coastal development in the heart of Bournemouth's sought-after West Cliff Gardens. Boasting a share of freehold, undercroft parking, a private balcony and panoramic sea and garden views, this exquisite residence offers contemporary coastal living just moments from the beach.

On entering the hallway, you're greeted with light oak herringbone LVT flooring and useful storage housing the MODULAIR air-circulation system. Both bedrooms are generous doubles finished with soft grey carpets, white panel doors with gold hardware and traditional deep skirtings. Bedroom one enjoys a dual-aspect bay window and a stylish ensuite shower room with a navy feature wall, coordinating navy vanity unit, concealed WC, and walk-in rainfall shower with wall-mounted controls. Bedroom two also benefits from sea and garden views.

The family bathroom continues the luxury feel, featuring a green vanity unit, gold mixer tap, concealed WC, rainfall shower over the bath, and wood-effect tiled flooring.

At the heart of the home, the open-plan kitchen, lounge and dining area is flooded with natural light through dual-aspect windows offering breathtaking views across communal gardens toward the clifftops and Old Harry Rocks.

The dual-tone kitchen, finished in bottle-green and ivory cabinetry, includes natural stone

worktops, inset sink with gold mixer tap, Siemens oven and induction hob, Prima full-height fridge-freezer and dishwasher, and feature breakfast-bar lighting. The herringbone LVT continues seamlessly throughout, creating a sense of space and flow.

Externally, residents benefit from a secure gated undercroft car park with each property offered one parking space and key-fob access, a lift serving all floors, and a welcoming communal entrance lobby.

This outstanding property combines luxury finishes, exceptional design and one of Bournemouth's most desirable coastal addresses - the perfect home, holiday retreat or investment.

Specification Detail

- o Tenure: Share of Freehold
- o Floor: First floor (with lift access)
- o Heating: Gas central heating via column radiators
- o Air System: MODULAIR air-circulation system
- o Flooring: Light oak herringbone LVT; soft grey carpets to bedrooms; wood-effect tiling to bathrooms
- o Kitchen: Bottle-green & ivory units, natural stone worktops, Siemens oven & induction hob, Prima full-height fridge-freezer & dishwasher, inset sink with gold mixer tap, feature lighting
- o Bathrooms: Navy/green feature walls, matching vanity units, rainfall showers, gold fittings, concealed WC's, heated towel rails
- o Parking: One space in secure undercroft garage with fob entry
- o Communal Areas: Lift to all floors, entrance lobby, landscaped communal gardens

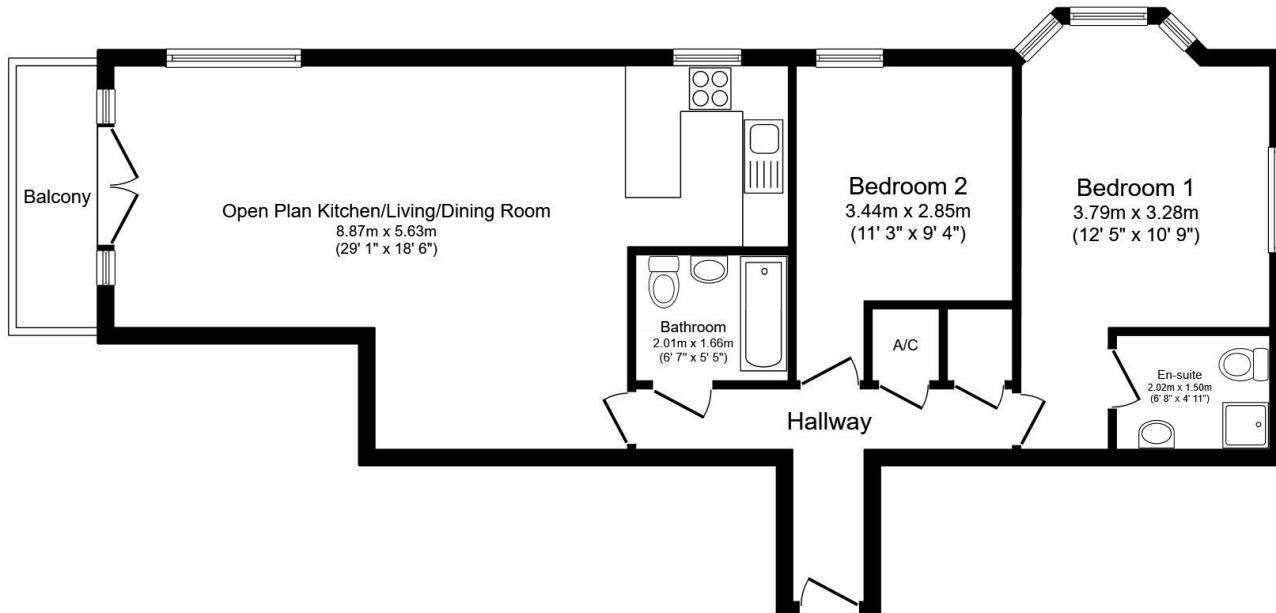
Location Information

Perfectly positioned on West Cliff Gardens, this development sits just a short stroll from Bournemouth's award-winning beaches, the pier and vibrant town centre. Residents can enjoy the tranquil clifftop walks, public gardens, and excellent access to Poole, Christchurch, and the New Forest. Bournemouth Station and the A338 provide fast routes to London Waterloo and Southampton, making this one of the South Coast's most desirable addresses.

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Connells on

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EPC Rating:
 Exempt

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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