



**Connells**

Bluebay Boscombe Overcliff Drive  
Bournemouth



### Property Description

Located in the picturesque town of Southbourne, Bluebay is a luxurious apartment development that boasts breathtaking views of the coastline, stretching from the Isle of Wight to Old Harry Rock. This stunning property is just a short stroll from the iconic zig zag path, which leads to miles of golden sandy beach and a vibrant promenade. The bustling high street of Southbourne is also within walking distance, offering a diverse range of independent restaurants, cafes, and convenience shops, as well as excellent transport links to Christchurch, Bournemouth, and beyond.

This beautifully appointed apartment has been finished to a high standard, featuring a modern kitchen with integrated appliances and a spacious open-plan lounge and dining area that opens onto a private patio perfect for al fresco dining. The three double bedrooms are complemented by a modern en-suite shower room and a stylish family bathroom. Residents also benefit from secure underground parking and well-maintained communal grounds.

Southbourne is a highly sought-after location, renowned for its award-winning beaches, level promenade, and vibrant community. The nearby New Forest national park offers endless opportunities for outdoor pursuits, while the town's rejuvenated high street provides a unique and exciting lifestyle. With its stunning views, luxurious accommodation, and desirable location, Bluebay is the perfect choice for those seeking a relaxed yet vibrant coastal lifestyle.

### Communal Entrance Hall

Secure entry system. Well maintained communal areas. Lift to all floors. Front door opens into the.

### Entrance Hall

Tiled flooring throughout, large front aspect window. Door into the.

### Sitting Room

With tiled flooring and underfloor heating, ceiling lights, floor to ceiling storage units, side aspect double glazed door and front aspect double glazed patio doors leading to terrace.

### Kitchen

Fitted with modern cabinets, integrated appliances with counter tops and tiled flooring with underfloor heating, front and side aspect double glazed windows with fitted blinds.

## Utility Room

With fitted units, washing machine, sink and drainer, underfloor heating.

## Bedroom 1

Finished with carpeted flooring, with rear and side aspect double glazed windows, underfloor heating and a door leading to the en suite with walk in shower, WC and basin, finished with tiled walls and a heated towel rail.

## Bedroom 2

Carpeted flooring, ceiling and wall lights, side aspect double glazed window, underfloor heating

## Bedroom 3

Carpeted flooring, wall and ceiling lights, side aspect double glazed window, underfloor heating.

## Bathroom

Tiled flooring with underfloor heating, a suite comprising of a bath with shower above, WC and hand basin with built in storage and tiled walls.

## Outside

There is an allocated underground parking space accessed via electrically operated gates.  
Communal garden.

## Agents Notes

Lease: 125 years from June 2008

Service charge; £3314 Per Annum

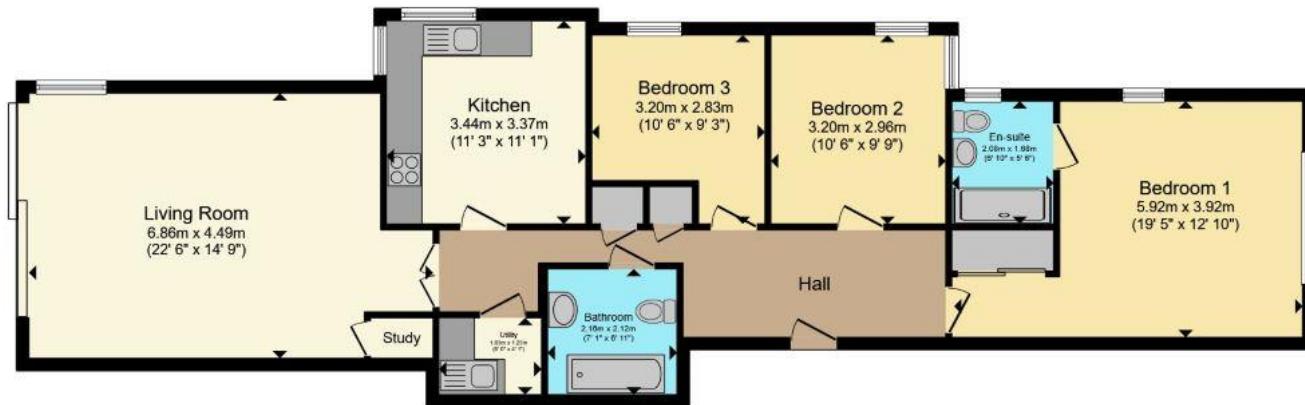
Ground rent: TBC

Council Tax Band: BCP F









Total floor area 104.8 m<sup>2</sup> (1,128 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

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73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

EPC Rating: B    Council Tax  
 Band: F    Service Charge:  
 3314.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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